



**MARLBOROUGH  
DISTRICT COUNCIL**

Wairau/Awatere Resource Management Plan

# Plan Change 65 – Urban Growth Area Two

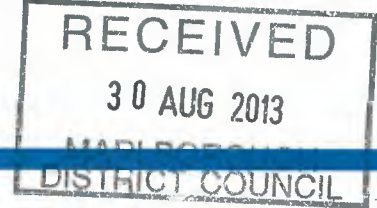
Submissions Received by Marlborough District Council

September 2013

**Submission on Plan Change 64 -  
Blenheim Growth Area One - Rezoning  
to the Wairau/Awatere Resource Management Plan**



**MARLBOROUGH  
DISTRICT COUNCIL**



**Submissions close 5.00 pm 30 August 2013**

**1. Submitter Details**

Full Name	Murray Ian Locke and Carol Margaret Locke		
Organisation (if applicable)			
Contact Person (if applicable)			
Postal Address	44 Old Renwick Road		
	Blenheim		
		Post Code	7020
Email	tony@gilberthaymes.co.nz		
Telephone	Business	Home	
	Fax	Mobile	
Address for Service	Gilbert Haymes & Associates Ltd (Tony Hawke)		
(if different from above)	P O Box 380		
	Blenheim - Attention: A J Hawke		Post Code 7024
Signature (of submitter or person authorised to sign on behalf of submitter)			Date 30/08/2013

**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: [urangrowth@marlborough.govt.nz](mailto:urangrowth@marlborough.govt.nz)

For Office Use  
Submission No:

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

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)*

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)*

See Attached

*Continue on a separate sheet if necessary*

## SUBMISSION

### MARLBOROUGH DISTRICT COUNCIL - PLAN CHANGE 64

The submitter supports Council in the rezoning of land to allow for future Urban Residential Development.

#### **Overview (p4):**

The Overview states that, “Council’s intention is that the rating status of the land within the Plan Change areas will not change until actual development occurs”.

The submitter considers this as an open statement, and wants certainty that the rating status will not change until actual development occurs on their property, therefore, confirmation from Council that it relates to development on individual properties, and not when development starts in a specific Plan Change area.

#### **3.8 Growth Area 5 (Plan Change 68) – page 26:**

Leaving an ‘island’ of Rural 3 zoned land between Old Renwick Road and the newly zoned Residential 2 land will limit the use of the rural land, and possibly threaten its current use which is viticulture.

The submitter requests that this land be zoned ‘Large Lot Residential’, with a minimum allotment area of 3000m<sup>2</sup>, and with a deferred Residential 2 zoning subject to more land stability tests being undertaken. If the land (or parts of) proves suitable for Residential 2 zoning it should be zoned as such.

#### **5.8 Plan Change 71 – Chapter 23 Subdivision and Development:**

Policy 1.8 – “Where indicative roading layouts are shown on the planning maps, the roading network proposed at the time of subdivision development shall be in general accordance with the layout”.

Page 48 weighs up the benefit / costs to implement Policy 1.8 which states, “requires developer to comply with specified layouts which may not be the most economic for individual developers”.

Is compensation to be paid where a developer is not getting the full potential use of a road through their property because of the indicative roading layout?

#### **Appendix 4 – Opus Geotechnical Evaluation:**

Sec 5.5.4- Liquefaction Induced Ground Damage- In this section the author makes comment on lateral spreading in the vicinity of free surfaces such as water courses “Lateral spreading can extend to 200m or more from water courses but typically more severe nearer the river”. It goes on outline the experience from Darfield and Christchurch earthquakes, which “shows the ground damage due to lateral spreading reduces at a distance greater than 130m from a river or stream”.

Figure 3 shows the study areas and the proximity to nearby rivers and streams, with waterway buffer areas set aside at various intervals from those identified features.

The submitters property fronts Casey's Creek and an area 200m north of the creek has been excluded from the residential zone because of potential lateral spreading, without a significant amount of ground testing being undertaken. Further an area of land adjoining Waipuna Street has been included within the residential zone when it is within 200m of the Opawa River. Where is the consistency in Councils reasoning? Why have Council chosen the 200m distance from the creek?

Sec 6.6.2- Liquefaction-Induced Ground Damage, states that the development areas are "underlain by alluvial gravel soils with only thin deposits of loose sand and silt layers overlying the gravels. Liquefaction of these sands and silts can occur in modest earthquake events which are used for design of normal buildings".

An area of land in the northeastern part of Area Na:Nb has been identified as susceptible to liquefaction and lateral spreading, stating "these areas subject to liquefaction and natural spreading can be used for less intensive land uses such as parks and gardens or agriculture. This could be achieved by appropriate zoning of the land through district planning measures".

The submitter considers that the ground testing undertaken in this area is incomplete, and intends to undertake further testing to gain a clearer picture of the land profile, with the aim of identifying land within this area as suitable for residential use. Following the recent earthquakes in Seddon it appears that the soils in this area reacted differently to the Christchurch soil types? Was this a modest earthquake event?

Outcome sought: Additional testing be undertaken in the area shown to have potential for lateral spread so that a more reasoned decision can be made as to an acceptable distance from Casey's Creek where residential development can take place.

## **Appendix 5 – Essential Street Connections:**

In 1.1 Introduction, the proposed road design is based on one firm of planners' ideas, ie Urbanismplus. The rationale behind street designs has evolved over the years, where the initial towns within New Zealand were laid out in a grid pattern, followed by curved streets, and cul-de-sacs, and latterly, curves and cul-de-sacs. Design has now reverted back to more of a grid pattern for various reasons. What design will next be in vogue?

Along with this new thinking, there seems to be a trend to avoid rear allotments where no reason is stated in the assessment. It is interesting to note that Council's subdivision at Forest Park is continuing to be developed with a large number of rear allotments, and it seems rather hypocritical that Council are prepared to put rear allotments in place for their subdivisions, as it allows for a cheaper roading layout, while insisting on private land owners adopting a more expensive roading pattern.

It is also to be noted that new subdivisions within the Auckland area are adopting a mixture of a more intensive roading pattern, road curves and cul-de-sacs, generally to match the topography. Alternative road location options should be left available to developers.

#### **Appendix 6 – Blenheim Urban Growth Division of Infrastructure – Proposed Plan Changes 64-71:**

This section is brief in content, but alludes to the fact that an “accepted services plan” is to be drawn up by Council to establish the infrastructure requirements for the various Plan Change areas.

The submitter is concerned with the lack of content within this section, and that consultation with the land owner may be overlooked in the formulation of this plan. For example, the plan indicates that “roads will vary in width and design, depending on their role for the wider area, rather than what would be built just for a small area on its own”.

Will the land owner that is required to construct a wider road carriageway be compensated for the additional costs to build the larger road?

The submitter also notes that west of his property Council proposes to pipe Casey’s Creek. Their house is situated approximately 5 metres from the bank of Casey’s Creek, and tree, landscaping and beautification of the creek has been undertaken in this locality. In addition, bird life, including tui, is prevalent in this section of the creek. Will all this work be undone with potential upgrading?

The submitter also notes that west of their property Council proposes to pipe Casey’s Creek. This will result in concentrated run-off from roof collection and hardstand areas, directed to this pipeline which will result in a more concentrated surge of water into Casey’s Creek. What effect will this have on the submitters land ?

It is the submitter’s concern that the plans within this Appendix will be adopted without formal consultation with potentially affected land owners, and therefore, we wish for a confirmation from Council stating that these services plans are indicative only, and further consultation with land owners will be undertaken, formulating compensation etc prior to implementing infrastructural changes.

Recommendation: Supply more information within Appendix 6 and put out for further public consultation.

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DISTRICT COUNCIL

Submissions close 5.00 pm 30 August 2013

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: [urbangrowth@marlborough.govt.nz](mailto:urbangrowth@marlborough.govt.nz)

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Submission No:

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

This submission refers to plan changes 64 to 70 inclusive  
Reference is to the use of versatile soils for sub-division  
and housing construction

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)

I object to the plan changes (64 to 70) from several points  
of view.

- 1 Affordable housing - issue is not being addressed
- 2 Loss of land for future food production
- 3 The needless plan change for such a large area
- 4 Reverse sensitivity for existing and future rural uses.

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)

MDC should actively encourage development of multi-story  
(3-4 levels only) of apartment type housing.  
MDC should withdraw plan changes (64 to 70) and concentrate  
new sub-division to Renwick where steady land is  
available with ample recreation areas

Continue on a separate sheet if necessary



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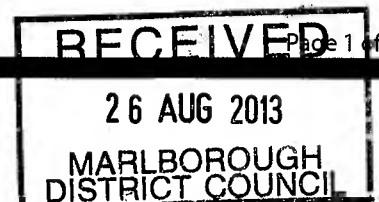
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For Office Use  
Submission No:



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

All

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)

NO DEVELOPMENT ON INDIVIDUALS HIGH  
QUALITY SOILS

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)

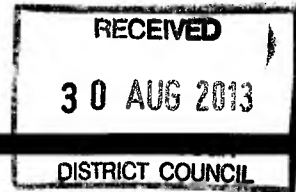
REJECT PLAN CHANGES

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**Submission on Plan Change 65 -  
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(if different from above)

Post Code

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

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**3. Council Hearing**

*\* NOTE! OUR SUBMISSION COVERS BOTH CHANGE 65 + 67 BUT I WILL NOT NEED TO BE HEARD TWICE.*

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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Marlborough District Council  
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Blenheim 7240

Fax: 520 7496

Email: [urbangrowth@marlborough.govt.nz](mailto:urbangrowth@marlborough.govt.nz)

For Office Use  
Submission No:

**Submission on Plan Change 67 -  
Blenheim Growth Area Four - Rezoning  
to the Wairau/Awatere Resource Management Plan**



**Submissions close 5.00 pm 30 August 2013**

**1. Submitter Details**

Full Name	MURRAY BUSH			
Organisation (if applicable)	J. BUSH + SONS LTD			
Contact Person (if applicable)	MURRAY BUSH.			
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	BLENHEIM			
		Post Code	7201	
Email	bushes.honey@xtra.co.nz			
Telephone	Business	03 5783923	Home	03 5778905
	Fax	5783923	Mobile	027 4036484
Address for Service				
(if different from above)	AS ABOVE.			
		Post Code		
Signature (of submitter or person authorised to sign on behalf of submitter)			Date	15/8/13.

**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.

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Marlborough District Council  
PO Box 443  
Blenheim 7240

Fax: 520 7496  
Email: [urbangrowth@marlborough.govt.nz](mailto:urbangrowth@marlborough.govt.nz)

For Office Use  
Submission No:

# ***J. BUSH & SONS LTD***

## **APIARISTS**

*Producers and Packers of Finest Honey and Wax since 1916.*

RD2, 168 OLD RENWICK ROAD  
BLenheim  
NEW ZEALAND

TEL & FAX : 64 3 5783923  
[bushes.honey@xtra.co.nz](mailto:bushes.honey@xtra.co.nz)

15<sup>th</sup> August 2013

Planning Technician  
Marlborough District Council  
P.O.Box 443  
Blenheim 7240

Re: Blenheim Growth Rezoning to the Wairau/Awatere RMP.  
This submission covers Area Two (PC65) and Area Four (PC67). Although our submission covers two areas, only one submission will be presented, and if invited, I will only require one verbal presentation.

Thank you for the opportunity to present our position with regards to the above strategy review.

We will be using this document to table our opposition to the rezoning of Area Two (Plan Change 65) and Area Four (Plan Change 67).

Our business, J.Bush and Sons Ltd, is situated at 168 Old Renwick Road, Blenheim. The MDC rating property numbers are:138042, and 138050.

Ownership of this property and the business of J.Bush and Sons are held jointly by myself and my brother Peter Bush.

### **Index:**

\*Executive summary

\*Background: Business Activities and History

\*Councils impact of Rezoning:

- a) Plan Change 65 and 67 Blenheim Growth Strategy.
- b) Environmental benefits- Ecosystems include Bees.
- c) Interpretation of Existing Rights

\*Conclusion.

### **Executive Summary:**

\*We are concerned the new Western Growth Strategy will have a major detrimental effect on allowing our business to continue our operations within a new Urban Residential environment.

\*We have operated in a rural environment for **96 years**. Under the Resource Management Act we will have “Existing Use Rights”, but there is an inconsistent set of rules developing in this area from the Marlborough District Council, that creates a high operational and financial risk to us if Urban Development is undertaken on our boundary fence.

\*Precedence was recently set when the MDC refused to allow the urban development at Omaka, on the grounds potential ‘Urban complaints’ could have had an adverse affect on Omaka airfield operating. Rezoning areas Two and Four is leaving the door open to have “Urban complaints’ directed at our operation in years to come.

\*The proposed Urban Development strategy puts at risk the considerable investment we have made into Research and Development for our Varroa resistance breeding program which is part of a network around NZ trying to prevent the demise of the NZ Honey Bee.

\*There would be an Environmental Impact for the greater Springlands area if our “free” bees were forced to be removed as a result of proposed Urban Residential development.

### **Background**

#### **A) Business Activities:**

The nature of our business is Beekeeping, with a number of buildings on site being used for the extensive range of activities required for this type of industry. These include, but not limited to, storage and assembly of beekeeping equipment, processing and storage of honey and other bee products, packing and processing of honey for domestic and export markets.

We also operate an extensive queen breeding program at the rear of the property, which requires up to 70 live beehives during the spring, and is now our central location for extensive R & D into studying varroa resistance in honey bee populations. Varroa is a parasitic mite that destroys bees and is a major factor into Colony Collapse Disorder (CCD) that has destroyed bee populations around the world.

The premises operate under Risk Management Programmes audited and managed under the Ministry of Primary Industries/ NZ Food Safety Authority (MPI/NZFSA) quality assurance system.

**B) Business History and Developments:**

\*We have been operating as beekeepers on this site since 1916. After 96 years in business we are not 'fly by nighters'.

\*My Grandfather Horace Bush started this business which was later sold to my father John Bush, and now passed onto the third generation. The size of our business has grown over this time, but the activities have always involved honey processing and the keeping of live bees.

\*Our export program has been enhanced in recent years with R & D with other Marlborough businesses, which can only help increase Marlborough's Economic Activity.

**Rezoning Impact:**

**a. Plan Change 65 and 67 Blenheim Growth Strategy.**

\*Our property is situated within **Plan Change 65** on the aerial mapping plan. Our submission will relate directly to how we see our company J.Bush and Sons Ltd fitting within the proposed growth rezone areas. Our submission also covers Area 67 because of the close proximity to our property of this Area boundary.

The desire to rezone this area focuses on the provision for residential growth, but disregards an Economic Development impact on our business that has proven resilience and other Marlborough Businesses that form a network of service entities.

\*The keeping of bees in Urban Blenheim is an allowed activity, but the quantity of bees we require for our breeding program (up to 70 hives) will exceed normally acceptable levels within residential developments.

Our breeding program at 168 Old Renwick Road is of major importance, as it aims at developing Varroa tolerant bees and holds one major advantage over all of our other sites. It is situated in the middle of the Marlborough Plains so the outside influence of other bees is dramatically reduced. This provides a scientific benefit in isolating specific genetic traits. These programmes are at the heart of bee survival in NZ and compliments research currently being done in other areas of NZ. The risk to us if zoning is changed, is our bees would probably need to move with a subsequent loss of this specific program.

**If re zoning is to become a reality in "Area 65 and Area 67", then a minimum condition for our acceptance would be "Existing Rights including the Keeping of up to 70 Beehives for Breeding Purposes" and have this written into the District plan for our business protection.**

\*We have almost a zero waste footprint and emit no smells, odours, or anything else that could upset neighbours, except at certain times of the year we do need to do a lot of work at night.

We need to move bees at night and will often load/ reload trucks in our yard. We try extremely hard to avoid too much noise, but being completely quiet is impossible and lights need to be on to allow a safe working environment.

There is not an issue with these activities under “Existing Rights” but people do complain about sheep noises after building next to a paddock full of sheep. Forcing Urban development to our boundary fence will almost certainly generate problems for us, unless protection is written into the District Plan.

**b. Environmental Benefits:**

\*Without doubt, this submission is aimed at protecting our business, and to continue operating as beekeepers for many years to come. There is however an area of this submission that demonstrates our ability to keep live bees has an Ecological Benefit for the wider community.

\*We have seen a massive decline in wild bee populations since the arrival of the Varroa Bee Mite in Marlborough in 2006, with many reports of the decline in bees within urban Blenheim.

Our bees provide a major source of “free” bees to the greater Springlands area.

\*With Colony Collapse Disorder (CCD) destroying bees in massive numbers overseas, and bees in NZ now only surviving with the intervention of human help, the councils proposed changes must take into count our ability to maintain a healthy reservoir of bees.

**c. Conflicting interpretation of Existing Rights within the MDC.**

\*Under the Resource Management Act we will have “Existing Use Rights” to continue operating our honey production/processing operation at 168 Old Renwick Road, even if zoning changes this area from “Rural 3” to “Urban Residential”.

The Resource Management Act currently gives a mandate for businesses to continue running their operations, despite District Planning changes, using “Existing Rights”. It does not however appear that these rights are universally protected. Two recent situations in Marlborough highlight the conflicting stance “Existing Rights” are being interpreted.

Recently the MDC rejected a planned Urban development at Omaka. The primary reason given was the risk of “Urban Complaints” putting pressure on the operation of the Omaka airfield. Despite Omaka airfield having “Existing Rights” to operate, the MDC could see new urban residents complaining about noise, fuel smells, and numbers of people during events. To avoid legal pressure and resident complaints, this development was rejected.



On the opposite spectrum, the Marlborough District Council has taken legal action over a boat yard in Waikawa, Picton, to have their “existing use” rights revoked, so residential development can take place in the area.

In the case of our business, despite having “Existing Rights” to operate at 168 Old Renwick Road, your proposal for Area 65 to have residential properties built on our fence line, opens us up to the same potential risk of “Urban Complaints”. Why should we be forced into an uncertain future, which might only be sorted with expensive legal action, against the MDC or a new housing developer.

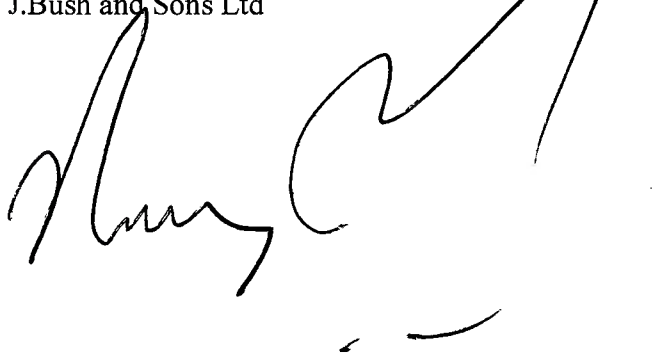
**Conclusion:**

It is very easy for the MDC to make a decision that might not affect us for another 20years. To the MDC planners, this time frame might be ‘miles’ away. From our point of view we have been operating for 96 years, and another 20 years is nothing. We have recently introduced machinery into our business that has a longer operation life than that. We have invested a lot of time and capital into our business, and this needs to be protected for our future generations and for the health and stability of bees in urban Marlborough.

**We request that if the proposed changes for Areas 65 and 67 are implemented, then recognition for the continuation of our business is written into the new Wairau/Awatere Resource Management Plan.**

The currant slogan is “Smart Business Marlborough”. While acknowledging new business to the district is vital, we request that existing businesses such as ours are given the protection we deserve within any development plans.

Yours Sincerely  
Murray Bush  
J.Bush and Sons Ltd

A large, stylized handwritten signature in black ink, appearing to read 'Murray Bush', is written over the typed name and extends upwards towards the text above.

**Submission on Plan Change 70 -  
Blenheim Growth Area Seven - Rezoning  
to the Wairau/Awatere Resource Management Plan**



**MARLBOROUGH  
DISTRICT COUNCIL**

**Submissions close 5.00 pm 30 August 2013**

**1. Submitter Details**

Full Name

Organisation (if applicable)

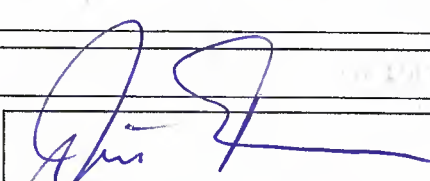
Contact Person (if applicable)

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 joint case with others who have made a similar submission?  Yes  No

**4. Return Submission to:**

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Blenheim 7240

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

All of Plan Changes 64 → 71  
Specific Plan Change 70 (+71 - roading)

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)

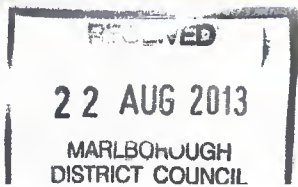
Ass attached. - Appendix 3  
I support proposed Plan changes 64 - 71  
I specifically support Plan Change 70 (+71)

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 areas proposed by way of Plan Changes 64 - 71 are rezoned from Rural B to Urban Residential 2.  
That specifically the areas covered by Plan Change 70 is rezoned from Rural 3 to either large lot Residential (600m<sup>2</sup> - 800m<sup>2</sup>) or Urban Res 2 as proposed.

Continue on a separate sheet if necessary



### Appendix 3

#### Proposed rezoning (Plan Change 70)- Details of submission Jill Bunting

I enclose:

- Appendix 1 Lots in area proposed for rezoning under Plan Change 70
- Appendix 2 (aerial of area)
- Photos of some of housing in David St and Severne St which indicates how residential it actually is and also how when an area is rurally zoned un managed development by incremental "one-off" resource consents can result in appalling design and structure to an area

This area covered by Proposed Plan Change 70 is close to Springlands shopping centre which has a café, a supermarket and comprehensive medical centre, and a Speights Ale house. It is also within easy walking distance of Springlands Kindergarten, Bunnings and Pak and Save. It has Bohally Intermediate and Marlborough Girls College within cycling/walking distance and via Lakings Rd is connected for active transport (walking and cycling) via the Taylor River pathway to Town (15mins walk away from our house) and Marlborough Boys College is accessible largely off road.

With the exception of land occupied by the Brooks Family Trusts -(Angela Johnson (daughter) in Battys Rd- 2 houses on the piece of the land she occupies- one a recycled house shifted there in the last 12 months) Susan Ramsay(daughter) in Severne St, Yuri Cohen (son)in Severne St - house is on the parent title of his father Ian Brooks- as are 3 other houses)all the land is subdivided into what is essentially residential sizes. (see appendix 1) and owned by individuals under separate titles.

There has been no commercial food production on this land in at least the past 20years-probably longer- the sheep used for grazing are essentially mowers and are not stocked in sufficient numbers due to the very small size of the blocks and proximity to neighbouring people and dogs to say that they are there as part of an economic farming venture.

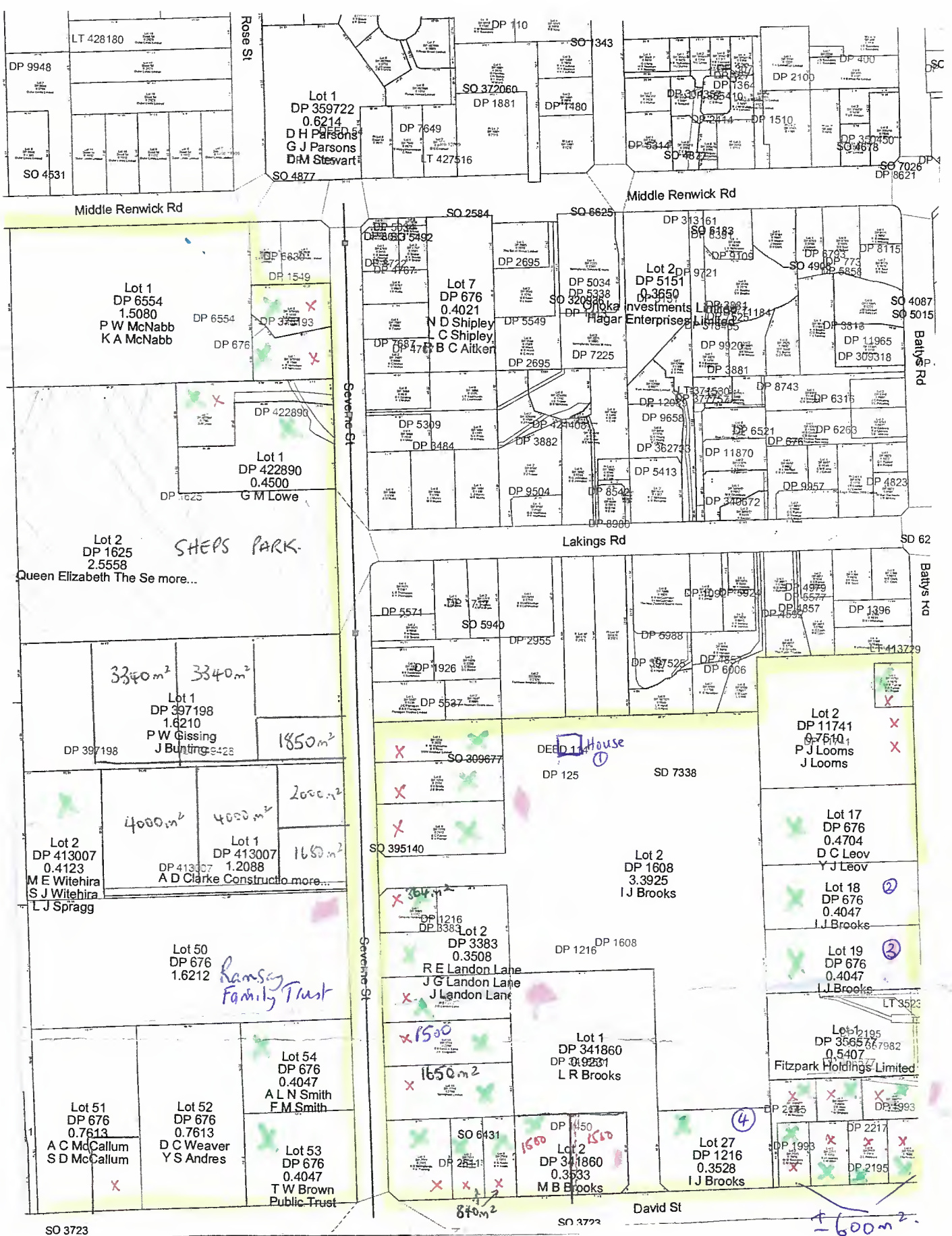
The area is serviced by town sewerage and water and has the ability to cope with stormwater due to the permeable nature of the underlying Wairau gravels- liquefaction drilling showed the gravels under the topsoil were 15m deep on our property (24 Severne St)- and the presence of streams and drains which make up part of Councils drainage systems (and which in most cases Council has easements over) already cope with the existing stormwater.

It makes very good sense to rezone this area correctly into what it already is- a residential zone close to all amenities which will also then result in better checks and balances to ensure that some of the practices that occur in this area and are not able to be prevented because of its current rural zoning (see photos of David St -1,2,3) can be better managed. It is a beautiful area and it is a pity that this rezoning was not done as recommended at the time of Variation 38 (which did not go ahead because it was election year and the panel at the time felt that some of the other provisions of Variation 38 were too controversial in an election year so against recommendation from the planners at the time threw the whole variation out.)



The rezoning of this area was extensively consulted on during the urban growth study and the recommendation from that process was that there were no show stoppers and rezoning should occur. This has been further enhanced by the test drilling that has proven that the area proposed is not subject to liquefaction and is all original ground.





Appendix 1



Lot 2 DP 10461

MIDDLE RENWICK ROAD

Lot 1 DP 304127

Lot 2 DP 304127

Lot 1 DP 6554

Lot 1 DP 422890

Lot 2 DP 1625

LAKINGS ROAD

Lot 2 DP 955

Sheps Park

Lot 1 DP 397198

SEVERNE STREET

Lot 1 DP 1216

Lot 2 DP 1216

Lot 3 DP 1216

← Yuri Cohen

Lot 2 DP 304124

Lot 1 DP 413007

Lot 2 DP 1608

Jan Brooks

Lot 1 DP 11725

Susan Ransy

Lot 50 DP 676

Lot 2 DP 3383

Lot 2 DP 318524

Lot 9 DP 1216

Brooks

Lot 10 DP 1216

Lot 1 DP 341860

Lot 54 DP 676

Lot 11 DP 1216

Lot 2 DP 341860

Lot 51 DP 676

Lot 52 DP 676

Lot 53 DP 676

Lot 1 DP 11709

DAVID STREET

Lot 1 DP 321807

Lot 58 DP 676

Lot 59 DP 676

Lot 60 DP 676

Lot 61 DP 676

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1:3,000



10/03/2010

Seville St Eastern side looking from western side



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DISTRICT COUNCIL

All houses in this photo currently zoned Rural 3 - 1800 m<sup>2</sup> lots (or less) (7 houses)



①



DAVID ST - 2 houses on lot (1050 m<sup>2</sup>) "family flat" Rural 3 zoned.

2



DAVID ST - converted garage approx 800 m<sup>2</sup>. Rural 3 zone



DAVID ST - approx 950 m<sup>2</sup> - no legal title, 2 carparks + junk



BATTY'S ROAD - 2 houses on lot "family flat" Rural 3  
(older house obscured by trees to right)

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22 AUG 2013

H  
CIL



RURAL 3 ZONED 9 Lots granted 2012. (lots from 1600m<sup>2</sup>  
- 4100m<sup>2</sup>)

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22 AUG 2013

MARLBOROUGH  
DISTRICT COUNCIL



24 SEVERNE ST - RESOURCE CONSENT FOR LARGE LOTS.

64-69

**Submission on Plan Change 68~~5~~  
Blenheim Growth Area Five - Rezoning  
to the Wairau/Awatere Resource Management Plan**



**Submissions close 5.00 pm 30 August 2013**

**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 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: [urbangrowth@marlborough.govt.nz](mailto:urbangrowth@marlborough.govt.nz)

For Office Use  
Submission No:

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

Plan Changes: 64, 65, 66, 67, 68, 69

*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)

Opposed in full on the grounds the Marlborough district and its future economy can ill afford to see these highly productive areas of land swallowed by urbanisation. Particular change 68 because of its high water table.  
The Old Renwick Road provides an excellent boundary between urban and rural activities.

*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 it review its decision and develop the Blenheim city on the poorer soil types to the south of its present boundaries.

*Continue on a separate sheet if necessary*



**Submission on Plan Change 67 -  
Blenheim Growth Area Four - Rezoning  
to the Wairau/Awatere Resource Management Plan**



**Submissions close 5.00 pm 30 August 2013**

**1. Submitter Details**

Full Name	MAURICE DOUGLAS CRESSWELL			
Organisation (if applicable)				
Contact Person (if applicable)	MAURICE CRESSWELL			
Postal Address	6 Blicks Lane R.D. 2			
	Blenheim			
		Post Code	7272	
Email	thosecresswells@stra.co.nz			
Telephone Business		Home	035785658	
Fax	035785671	Mobile	0274339521	
Address for Service	6 Blicks Lane RD2			
(if different from above)	Blenheim			
		Post Code	7272	
Signature (of submitter or person authorised to sign on behalf of submitter)	M. D. Cresswell		Date	30th Aug 2013

**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

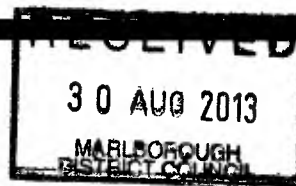
**4. Return Submission to:**

Attention Planning Technician  
Marlborough District Council  
PO Box 443  
Blenheim 7240

Fax: 520 7496

Email: [urbangrowth@marlborough.govt.nz](mailto:urbangrowth@marlborough.govt.nz)

For Office Use  
Submission No:



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

Plan Changes 64-65-66-67-68-69

*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)

This is good Productive Horticulture land  
and a shame to be wasted for Housing.  
I do not support these changes.

Do not wish to be rated off our property

*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)

*Continue on a separate sheet if necessary*

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MARLBOROUGH DISTRICT COUNCIL



MARLBOROUGH DISTRICT COUNCIL

Submission on Plan Change 64 - Blenheim Growth Area One - Rezoning to the Wairau/Awatere Resource Management Plan

Submissions close 5.00 pm 30 August 2013

1. Submitter Details

Full Name: Gregory Michael Smith

Organisation (if applicable): DeLuxe Properties Limited

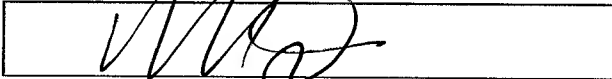
Contact Person (if applicable): Greg Smith

Postal Address: P O Box 749  
Blenheim  
Post Code: 720

Email: greg@deluxegroup.co.nz

Telephone Business: 35,783,310 Home: [ ]  
Fax: 35,783,314 Mobile: 274,492,404

Address for Service: [ ]  
(if different from above) [ ]  
Post Code: [ ]

Signature (of submitter or person authorised to sign on behalf of submitter):  Date: 14/8/13

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: [urbangrowth@marlborough.govt.nz](mailto:urbangrowth@marlborough.govt.nz)

For Office Use  
Submission No:

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

The Re-Zoning of land for future residential growth

*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)**

Our company is a Property Development company which relies on land to have a Residential Zoning so that we are able to create new residential housing developments. As a land owner and Company we fully support this Plan change along with the other Plan changes to open up more land for the purpose of residential development. In our view there should always be land available and Zoned for some 10 years supply in advance. This effectively will keep a lid on both the raw land price that we pay prior to development and will reflect in the price the consumer pays when sections are released to the market. Like most things the market prices are determined by supply and demand.

Right now there is a real shortage of quality sections in areas other than Taylor Pass Road. In the next 18 months the pressure is going to become even more evident as there is nothing coming on stream and existing sections are slowly being snapped up. I believe that in next year the building sector will potentially suffer as we await for new development to proceed. We have already lost a lot of tradespeople to Australia and Christchurch and we can't afford to lose more due to the building sector not having sufficient land to build on.

Continued on separate page ...

*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)**

A speedy process so that the building sector does not get adversely affected with a lack of available sections to build on.

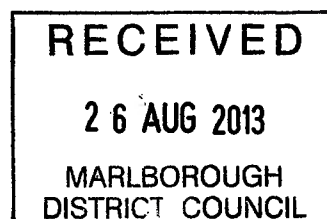
*Continue on a separate sheet if necessary*

Greg Smith - Submission continued .. Plan Change 64

The Springlands area of Blenheim has always been very popular to live. People like the fertile land as they are able to develop fantastic gardens both for vegetables and for peace and tranquillity. Being able to grow your own vegetables and being more self-sufficient is a major advantage to any family. I personally live in Dry Hills. For us to successfully establish a vegetable garden we ended up importing several truckloads of soil from Springlands. Also the Springlands area does not require the amount of irrigation that many other parts of town requires. This must be a considerable saving in the longer term when it comes to both the pumping and supply of water.

In much of the planning which was done by Urbanism Plus there was a strong emphasis on connectivity. To the west of Adams Lane and Murphy's Road, opportunities have been lost over the years as planning did not allow for connecting roads and services to the east. I understand the need for having a main grid roading system to connect all of the varying areas which are planned, however it is also important to many people that smaller intimate areas with cul-de-sacs and the likes are also allowed, as many people don't want to live on main thoroughfares.

Much thought and consultation with property owners will be needed to make sure that existing storm-water ditches, which in many cases separate ownership, are best utilised for the likes of Road Reserve / berms and are carefully planned for. Also consideration needs to be given to existing right-of-ways etc so that they don't become obsolete or remain in no-mans-land. I have given considerable thought to these issues for Plan Change 64 and I believe that I have solutions from the outset. I would like the opportunity to discuss these issues before any final roading plans are proposed should this Plan change be approved.



**Mark Caldwell-8225**

---

**From:** Alasdair Drew & Cherie Maffey [enchantedfarm@farmside.co.nz]

**Sent:** Sunday, 1 September 2013 9:21 a.m.

**To:** Plan Change Urban Growth

**Subject:** Blenheim expansion

## **Re Wairau/Awatere Resource Management Plan and Blenheim's Expansion**

proposed by council, to spread Blenheim to the north and west (areas 64 to 69) as this will be over highly fertile, productive land.

at in town planning terms this is a very poor proposal. **Blenheim's expansion should logically be to the south-west on poorer soils.**

Alasdair Drew,  
Northbank  
Marlborough



Submission on Plan Change 68 - 64-65-67-66-69-70  
 Blenheim Growth Area Five - Rezoning  
 to the Wairau/Atwatare Resource Management Plan

Submissions close 5.00 pm 30 August 2013

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 ✓

But I would like to know it has been read.  
 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: [urbangrowth@marlborough.govt.nz](mailto:urbangrowth@marlborough.govt.nz)

For Office Use  
 Submission No:

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

*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)*

SEE SEPARATE SHEET.

*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)*

*Continue on a separate sheet if necessary*



In recent times earthquake activity has made it again obvious that subsurface movement is normal for this part of the planet surface. As it cannot be opposed we must learn to live with it and use whatever means available to reduce the adverse effects. So to build domestic housing on the most stable ground makes sense.

However, it is also becoming more probable, that within the lives of those recently born, the rise in population numbers worldwide will make more than the present two billion people extremely hungry. The expected seawater flooding of fertile coastal land and the extremes of frequent adverse weather events increase the necessity to preserve soil capable of growing food. The prospect of war over water and food is real.

Therefore, on balance, all the proposed plan and zone changes must be opposed.

Knowledge gained from the Christchurch quakes must be considered to allow building to the east of Blenheim. Liquifaction could be reduced if provisions in the home building codes would include the necessity of ground compaction, deep piling, and wooden construction.

Media induced panic and sensation must not prevail.

The future need for food is greater than the present need for cheap, individual, housing.

**Submission on Plan Change 65 -  
Blenheim Growth Area Two - Rezoning  
to the Wairau/Awatere Resource Management Plan**



**MARLBOROUGH  
DISTRICT COUNCIL**

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MARLBOROUGH  
DISTRICT COUNCIL

**Submissions close 5.00 pm 30 August 2013**

**1. Submitter Details**

Full Name	Andrew Leigh GIFFORD and Vicki Maree GIFFORD			
Organisation (if applicable)				
Contact Person (if applicable)				
Postal Address	70 Blicks Lane			
	RD2			
	Blenheim	Post Code	7272	
Email	giff.vicki@xtra.co.nz			
Telephone	Business	Home	578 1991 35,781,991	
	Fax	Mobile	027 231 7018 272,317,948	
Address for Service	70 Blicks Lane			
(if different from above)	RD2			
	Blenheim	Post Code	7272	
Signature (of submitter or person authorised to sign on behalf of submitter)			Date	26 Aug 2013

**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: [urbangrowth@marlborough.govt.nz](mailto:urbangrowth@marlborough.govt.nz)

For Office Use  
Submission No:

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

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DISTRICT COUNCIL

That part of Proposed Plan Change 65 as relates to the area to the west of Thompsons Ford Road

*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)*

Opposed to that part of Proposed Plan Change 65 as it relates to the area to the west of Thompsons Ford Road for the attached reasons:

*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)*

Decline Proposed Plan Change 65 as it applies tot he land to the west of Thompsons Ford Road

*Continue on a separate sheet if necessary*

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DISTRICT COUNCIL

Our submission is:

We are opposed to Proposed Plan Change 65 as it relates to the land to the West of Thompsons Ford Road for the following reasons:

1. **Subdivision of Productive Land** - there are large rural blocks in this area which are utilised for grape production, grazing. The soils in this area are excellent for such productive uses and we do not consider that such land should be compromised by residential development.

Additionally the existence of the **Power Supply Pylons** running through this area (~~note there are three separate supplies transverseing the area~~) means that any residential subdivision could not be carried out in the most efficient manner. The existing rural usage of this area is however completely compatible with the power supply arrangements and we do not see that the supposed "benefits" of subdividing this area given the restrictions would outweigh the benefits of it remaining rural and utilised for productive purposes.

We consider that land in the south west of Blenheim towards Benmorven and Fairhall – that are of lesser quality and that have already seen more intensive residential development would be preferable areas for development.

2. **Reverse Sensitivities with respect to rural land** – Our rural property at the end of Blicks Lane (that would abut part of proposed area 4) has been planted in grapes since the late 1970s. We utilise bird scaring methods (including gas guns and shooting), spraying, and harvesting is very frequently undertaken over several nights during the harvesting season. Tractors are operating pretty much daily over the growing season. These activities will inevitably create tensions with residential neighbours should the subdivision proceed.
3. **Geotechnical Concerns** – in light of events in Christchurch and more recently in Seddon we have concerns about the wisdom of developing closer to a known fault line. The Geotech report commissioned highlights that the Wairau Fault (which passes through our vineyard) *"is capable of rupturing in earthquakes of characteristic magnitude 7.1 to 7.6, and horizontal surface displacements of 5 to 7m..."* This fault is only a short distance from the northern boundary of this area. Additionally the report highlights that *"there is a moderate to high likelihood of a surface rupturing earthquake on the Wairau Fault in the next 50 - 100 years."*

**Submission on Plan Change 67 -  
Blenheim Growth Area Four - Rezoning  
to the Wairau/Awatere Resource Management Plan**



Submissions close 5.00 pm 30 August 2013

**1. Submitter Details**

Full Name	Maxwell Logan Gifford		
Organisation (if applicable)			
Contact Person (if applicable)	Max Gifford		
Postal Address	198 Hammerichs Rd. R.D.3		
	Blenheim		
		Post Code	7273
Email	max.marita26@xtra.co.nz		
Telephone	Business	Home	
	35,702,241		
	Fax	Mobile	274,865,228
Address for Service	As above		
(if different from above)			
		Post Code	
Signature (of submitter or person authorised to sign on behalf of submitter)			Date
			10/08/2013

**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: [urbangrowth@marlborough.govt.nz](mailto:urbangrowth@marlborough.govt.nz)

For Office Use  
Submission No:

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

All land North of Old Renwick Rd. Plan changes 64-65- 67-68

*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)**

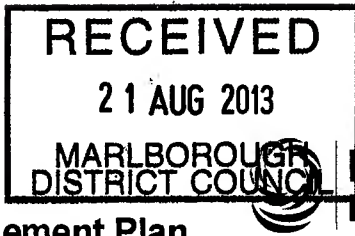
I strongly object to some of New Zealand's most productive soils being lost forever to building sites. My property neighbors some of this land so I know what can be produced from it.  
There are far better sites to build on, such as the Burleigh area or Renwick.  
Has any effort been made to find another site for Omaka Airport as this would make a large area available for development

*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)**

Abandon this plan change and put more effort into finding other sites as suggested above.  
Try listening to local opinion instead of Auckland advisors who do not understand local concerns.

*Continue on a separate sheet if necessary*



Submission on Plan Change 65 -  
Blenheim Growth Area Two - Rezoning  
to the Wairau/Awatere Resource Management Plan

MARBOROUGH  
DISTRICT COUNCIL

Submissions close 5.00 pm 30 August 2013

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 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: [urbangrowth@marlborough.govt.nz](mailto:urbangrowth@marlborough.govt.nz)

For Office Use  
Submission No:

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

All parts of The proposed plan change

*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)

I oppose the proposed plan change in its entirety  
see attached explanation

*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)

Is To leave The land in its current form & use

*Continue on a separate sheet if necessary*



Additional explanation and reason for opposing plan change 65

- (1) It provides for urban development to sprawl onto some of the most highly productive land on the wairau plains, which should be preserved for food production
- (2) The land also has a high water table which makes it more expensive to develop for Residential purposes possibly requiring more pumping stations.
- (3) Its proximity (300to 400m) from the Wairau fault line.
- (4) The probability of serious damage to buildings and infrastructure in the event of an earthquake of similar size (7.1 magnitude) or greater than the September 4<sup>th</sup> 2010 that struck Canterbury may not be able to be repaired or would be extremely costly.

This submission to be expanded on at the hearing.

**Mark Caldwell-8225**

---

**From:** Tony Orman [boto@slingshot.co.nz]

**Sent:** Friday, 30 August 2013 1:57 p.m.

**To:** Plan Change Urban Growth

**Subject:** Submission

## **watere Resource Management Plan**

with sound town planning practice and as proposed by consultants UrbanPlus and shortsightedly adopted by the Marlborough District Council, to make the way by plan changes for Blenheim to expand to the north and west over the region's best productive land.

proposal. Public debate has shown community concern about the idea.

s and appendices show the land designated by proposals for urban growth is highly productive land which has been valuable for cropping, horticulture and pasture in the past. Landcare Research work has highlighted the folly of allowing urban sprawl to absorb highly productive land. In Marlborough much of Blenheim has been built on productive fertile alluvium. It must stop now. There are other options such as the lower Wither Hills and Taylor Pass area to make attractive residential development without swallowing up the best soils.

The costs of sewage and storm water etc on such level land will be a further burden on ratepayers.

Likely world wide shortages of food allied with disruption by political unrest, means productive lands must be retained as rural and for production for future generations.

Tom Harrison BEM  
Former Marlborough mayor

Ph 578 1297

**Submission on Plan Change 64 -  
Blenheim Growth Area One - Rezoning  
to the Wairau/Awatere Resource Management Plan**



**Submissions close 5.00 pm 30 August 2013**

**1. Submitter Details**

Full Name	Anthony John Hawke		
Organisation (if applicable)			
Contact Person (if applicable)			
Postal Address	27 Thomsons Ford Road		
	RD 2		
	Blenheim	Post Code	7027
Email	tony@gilberthaymes.co.nz		
Telephone	Business	Home	
	Fax	Mobile	
Address for Service	Gilbert Haymes & Associates Ltd (Tony Hawke)		
(if different from above)	P O Box 380		
	Blenheim - Attention: A J Hawke	Post Code	7024
Signature (of submitter or person authorised to sign on behalf of submitter)		Date	30/08/2013

**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: [urbangrowth@marlborough.govt.nz](mailto:urbangrowth@marlborough.govt.nz)

For Office Use  
Submission No:

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

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)*

Support the plan change to allow for additional areas for residential development.

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)*

See Attached

*Continue on a separate sheet if necessary*

## SUBMISSION

### MARLBOROUGH DISTRICT COUNCIL - PLAN CHANGE 64

#### **Overview (p4):**

The Overview states that, "Council's intention is that the rating status of the land within the Plan Change areas will not change until actual development occurs".

The submitter considers this as an open statement, and wants certainty that the rating status will not change until actual development occurs on their property, therefore, confirmation from Council that it relates to development on individual properties, and not when development starts in a specific Plan Change area.

#### **5.8 Plan Change 71 – Chapter 23 Subdivision and Development:**

Policy 1.8 – "Where indicative roading layouts are shown on the planning maps, the roading network proposed at the time of subdivision development shall be in general accordance with the layout".

The indicative location of the road off the western side of Thomsons Ford Road, is not practical as it bisects two property boundaries. It is unlikely that the property on the southern side of the proposed road will be further subdivided because of the restriction of the transmission line running through this property. The indicative road position needs to be moved further north so it is located within one property.

Is compensation to be paid where a developer is not getting the full potential use of a road through their property because of the indicative roading layout

#### **Appendix 5 – Essential Street Connections:**

In 1.1 Introduction, the proposed road design is based on one firm of planners' ideas, ie Urbanismplus. The rationale behind street designs has evolved over the years, where the initial towns within New Zealand were laid out in a grid pattern, followed by curved streets, and cul-de-sacs. Street layout design has reverted back to more of a grid pattern. What design will next be in vogue?

Along with this new thinking, there seems to be a trend to avoid rear allotments where no reason is stated in the assessment. It is interesting to note that Council's subdivision at Forest Park is continuing to be developed with a large number of rear allotments, and it seems rather hypocritical that Council are prepared to put rear allotments in place for their subdivisions, as it allows for a cheaper roading layout, while insisting on private land owners adopting a more expensive roading pattern.

It is also to be noted that new subdivisions within the Auckland area are adopting a mixture of a more intensive roading pattern, road curves and cul-de-sacs, generally to match the topography. Alternative road location options should be left available to developers.

**Appendix 6 – Blenheim Urban Growth Division of Infrastructure – Proposed Plan Changes  
64-71:**

This section is brief in content, but alludes to the fact that an “accepted services plan” is to be drawn up by Council to establish the infrastructure requirements for the various Plan Change areas.

The submitter is concerned with the lack of content within this section to be able to make valued comments, and that consultation with the land owners may be overlooked in the formulation of this plan. For example, the plan indicates that “roads will vary in width and design, depending on their role for the wider area, rather than what would be built just for a small area on its own”.

Will the land owner that is required to construct a wider road carriageway be compensated for the additional costs to build the larger road?

In areas 2 and 4, it is noted that stormwater retention areas are proposed, however, there is no indication as to what form these retention areas will take, or how compensation will be formulated for the land owners on which these retention areas are located.

It is the submitter’s concern that the plans within this Appendix will be adopted without formal consultation with potentially affected land owners, and therefore, we wish for a confirmation from Council stating that these services plans are indicative only, and further consultation with land owners will be undertaken, formulating compensation etc prior to implementing infrastructural changes.

Relief sought, that Appendix 6 be withdrawn from this document and a more complete assessment be made available for submissions when completed.

# Submission on Plan Change 64 - Blenheim Growth Area One - Rezoning to the Wairau/Awatere Resource Management Plan



MARLBOROUGH  
DISTRICT COUNCIL

RECEIVED

30 AUG 2013

MARLBOROUGH  
DISTRICT COUNCIL

Submissions close 5.00 pm 30 August 2013

## 1. Submitter Details

Full Name	Peter Graham James and Maryanne Therese James		
Organisation (if applicable)			
Contact Person (if applicable)			
Postal Address	38 Old Renwick Road		
	Blenheim		
		Post Code	7 0 2 0
Email	tony@gilberthaymes.co.nz		
Telephone	Business	Home	
	Fax	Mobile	
Address for Service	Gilbert Haymes & Associates Ltd (Tony Hawke)		
(if different from above)	P O Box 380		
	Blenheim - Attention: A J Hawke		Post Code 7 0 2 4
Signature (of submitter or person authorised to sign on behalf of submitter)			Date 30/08/2013

## 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: [urangrowth@marlborough.govt.nz](mailto:urangrowth@marlborough.govt.nz)

For Office Use  
Submission No:

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

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)*

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)*

See Attached

*Continue on a separate sheet if necessary*



## SUBMISSION

### MARLBOROUGH DISTRICT COUNCIL - PLAN CHANGE 64

The submitter supports Council in the rezoning of land to allow for future Urban Residential Development.

#### **Overview (p4):**

The Overview states that, “Council’s intention is that the rating status of the land within the Plan Change areas will not change until actual development occurs”.

The submitter considers this as an open statement, and wants certainty that the rating status will not change until actual development occurs on their property, therefore, confirmation from Council that it relates to development on individual properties, and not when development starts in a specific Plan Change area.

#### **3.8 Growth Area 5 (Plan Change 68) – page 26:**

The description of the adjoining land to this area is not strictly correct. It states that “the land adjoining to the south has Urban Residential 2 zoning on the opposite side of Old Renwick Road”, when in fact, part of the land on the southern side of Old Renwick Road is the Racecourse, which has a Rural 3 zoning.

Leaving an ‘island’ of Rural 3 zoned land between Old Renwick Road and the newly zoned Residential 2 land will limit the use of the rural land, and possibly threaten its current use which is viticulture.

The submitter requests that this land be zoned ‘Large Lot Residential’, with a minimum allotment area of 3000m<sup>2</sup>, and with a deferred Residential 2 zoning subject to more land stability tests being undertaken. If the land (or parts of) proves suitable for Residential 2 zoning it should be zoned as such.

#### **5.8 Plan Change 71 – Chapter 23 Subdivision and Development:**

Policy 1.8 – “Where indicative roading layouts are shown on the planning maps, the roading network proposed at the time of subdivision development shall be in general accordance with the layout”.

In the commentary to Plan Change 68 it has already highlighted that roading into the proposed Residential 2 zoned area is quite restrictive, and the indicative road layout from Old Renwick Road is over a strip of land owned by a landowner whose properties are not being re-zoned, therefore, may not be interested in allowing a new road over that property. The alternative road location off Old Renwick Road will be through land to remain Rural 3, which would make that option costs prohibitive if the land adjoining that portion of road cannot be developed more intensively.

The decision sought is that the indicative road layout within Plan Change 68 be reconsidered if Large Lot Residential or Residential 2 zoning is not achievable over the land currently to remain zoned as Rural 3.

Page 48 weighs up the benefit / costs to implement Policy 1.8 which states, “requires developer to comply with specified layouts which may not be the most economic for individual developers”.

Is compensation to be paid where a developer is not getting the full potential use of a road through their property because of the indicative roading layout?

#### **Appendix 4 – Opus Geotechnical Evaluation:**

Sec 5.5.4- Liquefaction Induced Ground Damage- In this section the author makes comment on lateral spreading in the vicinity of free surfaces such as water courses “Lateral spreading can extend to 200m or more from water courses but typically more severe nearer the river”. It goes on outline the experience from Darfield and Christchurch earthquakes, which “shows the ground damage due to lateral spreading reduces at a distance greater than 130m from a river or stream”.

Figure 3 shows the study areas and the proximity to nearby rivers and streams, with waterway buffer areas set aside at various intervals from those identified features.

The submitters property fronts Casey’s Creek and an area 200m north of the creek has been excluded from the residential zone because of potential lateral spreading, without a significant amount of ground testing being undertaken. Further an area of land adjoining Waipuna Street has been included within the residential zone when it is within 200m of the Opawa River. Where is the consistency in Councils reasoning? Why have Council chosen the 200m distance from the creek?

Sec 6.6.2- Liquefaction-Induced Ground Damage, states that the development areas are “underlain by alluvial gravel soils with only thin deposits of loose sand and silt layers overlying the gravels. Liquefaction of these sands and silts can occur in modest earthquake events which are used for design of normal buildings”.

An area of land in the northeastern part of Area Na:Nb has been identified as susceptible to liquefaction and lateral spreading, stating “these areas subject to liquefaction and natural spreading can be used for less intensive land uses such as parks and gardens or agriculture. This could be achieved by appropriate zoning of the land through district planning measures”.

The submitter considers that the ground testing undertaken in this area is incomplete, and intends to undertake further testing to gain a clearer picture of the land profile, with the aim of identifying land within this area as suitable for residential use (see attached letter from Davidson Group, who have been engaged to give an opinion on the findings of the Opus report along with additional soil testing). Following the recent earthquakes in Seddon it appears that the soils in this area reacted differently to the Christchurch soil types? Was this a modest earthquake event?

Outcome sought: Additional testing be undertaken in the area shown to have potential for lateral spread so that a more reasoned decision can be made as to an acceptable distance from Casey’s Creek where residential development can take place.

## **Appendix 5 – Essential Street Connections:**

In 1.1 Introduction, the proposed road design is based on one firm of planners' ideas, ie Urbanismplus. The rationale behind street designs has evolved over the years, where the initial towns within New Zealand were laid out in a grid pattern, followed by curved streets, and cul-de-sacs, and latterly, curves and cul-de-sacs. Design has now reverted back to more of a grid pattern for various reasons. What design will next be in vogue?

Along with this new thinking, there seems to be a trend to avoid rear allotments where no reason is stated in the assessment. It is interesting to note that Council's subdivision at Forest Park is continuing to be developed with a large number of rear allotments, and it seems rather hypocritical that Council are prepared to put rear allotments in place for their subdivisions, as it allows for a cheaper roading layout, while insisting on private land owners adopting a more expensive roading pattern.

It is also to be noted that new subdivisions within the Auckland area are adopting a mixture of a more intensive roading pattern, road curves and cul-de-sacs, generally to match the topography. Alternative road location options should be left available to developers.

## **Appendix 6 – Blenheim Urban Growth Division of Infrastructure – Proposed Plan Changes 64-71:**

This section is brief in content, but alludes to the fact that an "accepted services plan" is to be drawn up by Council to establish the infrastructure requirements for the various Plan Change areas.

The submitter is concerned with the lack of content within this section, and that consultation with the land owner may be overlooked in the formulation of this plan. For example, the plan indicates that "roads will vary in width and design, depending on their role for the wider area, rather than what would be built just for a small area on its own".

Will the land owner that is required to construct a wider road carriageway be compensated for the additional costs to build the larger road?

It is the submitter's concern that the plans within this Appendix will be adopted without formal consultation with potentially affected land owners, and therefore, we wish for a confirmation from Council stating that these services plans are indicative only, and further consultation with land owners will be undertaken, formulating compensation etc prior to implementing infrastructural changes.

**Our Ref: 25356**

30 August 2013

PG and MT James Family Trust  
C/- P O Box 776  
**BLenheim 7240**

**ATTN:** Mr P James

re: **ENGINEERING REVIEW OF LAND STABILITY, 38 OLD RENWICK ROAD, BLENHEIM**

We refer to our discussions to date and our desktop review of existing subsurface information relevant to your land, being Lots 6 and 7 DP 3536 on the north side of Old Renwick Road opposite the Blenheim racecourse.

You are obviously concerned about the risks that have been publicly expressed surrounding liquefaction and lateral spread issues and how these may pertain to your land. The Opus work commissioned by Council provides general guidance on such issues but cannot be said to be site-specific in terms of the lateral spread hazard at your property.

To date we have reviewed the Opus reports and results as made publicly available by Council following the Blenheim Urban Growth Study Stage 2 investigations, together with well logs from your property and nearby. The results are variable, and, significantly, show that the 'best' ground is adjacent to Caseys Creek (Opus BH 115) at the property immediately to the east of you. The Opus liquefaction assessment indicated susceptible soils at typically 2 to 4 metres below ground level (i.e. a shallow thin layer) and small amounts of settlement in a large seismic event. Those suspect soils below the water table do not appear in BH 115.

We have developed the following methodology for the next stage of geotechnical assessment of the lateral spread risk associated with Caseys Creek.

- (i) A grid of test pits for investigation of the shallow soils within 100 m of Caseys Creek to determine if shallow suspect soils exist.
- (ii) Take samples for laboratory testing and have analysed for liquefaction parameters.
- (iii) Plot soils information and results onto surveyed cross sections.
- (iv) Form an opinion on the liquefaction and lateral spread risk and determine what further testing and/or specialist advice may be appropriate.



Davidson Ayson House, 4 Nelson St  
PO Box 256, Blenheim 7240, NZ  
T: 03 579 2099 / F: 03 578 7028  
E: service@DavidsonGroup.co.nz  
W: DavidsonGroup.co.nz

**Principals**

Ross Davis, BE, CPEng, MIPENZ  
Stephen Sheat, BE, CPEng, MIPENZ  
Leigh McGlynn, BE, CPEng, MIPENZ

The ultimate outcomes from this process may include the determination of a suitable setback distance for buildings, and/or recommendations for resilient types of foundations and structures, and/or consideration of physical treatments to reduce or eliminate the risk itself. The potential value of the land for residential sections may justify substantial works and hence a large portion of the land in the vicinity of the waterway could foreseeably be or be made suitable for housing.

Thank you for involving us in your project and we look forward to being of assistance.

**DAVIDSON GROUP LTD**



**R W Davis**

RWD:LM

**COPY TO:** Gilbert Haymes & Associates Ltd  
P O Box 380  
**BLenheim 7240**

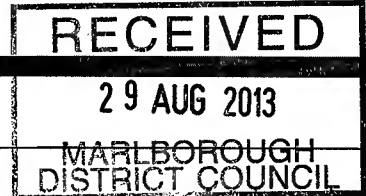
**ATTN:** Mr T Hawke

**Submission on Plan Change 65 -  
Blenheim Growth Area Two - Rezoning  
to the Wairau/Awatere Resource Management Plan**



**MARLBOROUGH  
DISTRICT COUNCIL**

**Submissions close 5.00 pm 30 August 2013**



**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 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: [urangrowth@marlborough.govt.nz](mailto:urangrowth@marlborough.govt.nz)

For Office Use  
Submission No:

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

We are not fundamentally opposed to PC65 however we hold specific concerns relating to the proposed roading lay-out and the supposed "open space" areas adjacent to transmission lines.

*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)*

The Plan should contain specific criteria relating to the development and rating of land adjacent to transmission lines. In our case any such "open space" land that may not be able to be developed removes a significant area of our property. If such lands cannot be developed then any increased rating levy must reflect this. It is noted that there are no easements in place for the existing transmission lines.

The proposed roading network includes a new intersection directly opposite two existing lawful accessways. This requires revision to ensure the development potential of the two properties is not further limited.

*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 above matters are specifically addressed and contained within the Plan.

*Continue on a separate sheet if necessary*

Submission on Plan Changes 64 to 71  
to the Wairau/Awatere Resource Management Plan



Submissions close 5.00 pm 30 August 2013

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 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: [urbangrowth@marlborough.govt.nz](mailto:urbangrowth@marlborough.govt.nz)

For Office Use  
Submission No:



**Kapiti Views Trust**

**[Mr J Marris as Trustee]**

**Submissions on Plan Changes 64 to 71 continued.**

The same submissions have been made to each of Plan Changes 64 to 71

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

Each of the Plan Changes 64 to 71 in their entirety.

**6. My submission is:**

- i. That we oppose the development of the land to the north of Blenheim for residential use as proposed in Plan Changes 64, 65, 67 and 68 as it is an inappropriate land use. The land is part of the highly productive versatile soil resource which is a finite resource.
- ii. Rezoning will have effects on adjoining land in terms of reverse sensitivity of residential activities and likely consequential restrictions on existing lawful rural activities.
- iii. Rezoning this land is not efficient or capable of giving effect to the Marlborough District Council responsibilities for District Planning in terms of the Resource Management Act 1991 [the Act].
- iv. The evaluation of this land for residential use is inadequate and incomplete. The risks associated with the use of this land for residential activity are such that it should not be utilised without properly investigating, eliminating, avoiding or mitigating those risks.
- v. The economic costs associated with the use and the cost of development in terms of opportunity cost and development of this land do not justify its use for residential purposes as it is not economically efficient or viable.
- vi. The evaluation of alternatives is incomplete and inadequate and should have focused on land that is less productive and which can accommodate the change.

- vii. It is considered that Plan Changes 64, 65, 67 and 68 will not be able to deliver new residential land in a timely or cost effective manner to meet demand. The reason for this is due to fragmented ownership, lack of and cost of infrastructure along with basic unsustainability.
- viii. Furthermore, it is considered that the various servicing constraints/costs and geotechnical risks will cause the resultant sections to be unaffordable to the bulk of the population.
- ix. The feasibility of developing residential sections on this basis is considered to be expensive. The Council's own assessment of the zone levies for each of the development areas (dated 27 June 2013 -see **attached**) shows that the levy per lot ranges from \$23,600 to \$28,700, compared to \$12,773 for the Council's subdivision in southern Blenheim. This excludes the Development Contributions of approximately \$22,500 per lot, land costs, design costs, engineering assessment costs, construction costs and other professional fees. Even if developed, it is considered highly likely that the sections developed will be tagged with consent notices identifying the risks of liquefaction – which is likely to impact on insurance and costs.
- x. The Plan Changes significantly downplay the adverse effects associated with the loss of high quality and versatile soils. The Plan Changes state that these effects are inevitable; despite the fact the areas south, southwest and west of Blenheim do not contain versatile soils. See Appendix 9. The Plan Changes state that in many cases the future use of the soils for food production has already been compromised and that the loss is only 2.18% (209.6ha) of the versatile soils in the Rural 3 zone. The Plan Changes state that many of the parcels are in smaller holdings of less than 2 hectares (Appendix 9) No mitigation measures are proposed. Furthermore, as set out under 1(d) below, the proposed Plan Changes also significantly downplay the impact of the rezoning on existing highly productive activities both within the Plan Change areas and outside of them. Many existing highly productive activities will find themselves a lot closer to residential activities than they do currently. The loss of highly productive land is a significant resource management issue to this Region and also a key “assessment principle” clearly downplayed.

- xii. The Plan Change if approved will result in the expansion of residential land immediately adjacent to productive farmed land and / or industrial land. There is no apparent scope for an urban – rural interface to allow for a progression from urban to rural residential to rural that is effective in preventing or mitigating reverse sensitivity issues.
- xiii. Further if the Plan Change proceeds as proposed and a new 'line in the sand' is created for residential expansion then it will only be a matter of time before landowners on rural land adjacent to the newly zoned and developed residential land seek to subdivide and create rural residential allotments. This form of incremental creep will result in a further loss of productive land.
- xiv. The Plan Change is fundamentally flawed in not providing for a urban – rural interface.
- xv. We oppose Plan Change 71 as we consider that any area to be zoned should have been assessed prior to rather than post rezoning in respect to suitability for foundations. The testing proposed will be most expensive and covers all of the Plan Change areas. Plan Change 71 may also impact on the provision of services, especially in high water table areas such as in proposed plan change areas 64, 65, 67 and 68.
- xvi. The Plan Change documents are very clear about the urgent need to make provision for new land for residential growth which is agreed.
- xvii. For this reason and this reason alone we support the inclusion of Plan Changes 66, 69 and 70 in part. This land is in close proximity to the present town and has adjoining supporting services. It has been subject to substantial engineering and geo technical evaluation and is proven suitable for development. The Plan Changes state that current vacant residential land is only able to meet a short supply of 2-5 years. The EMS report on Residential Availability recommends "urgent action" is undertaken to address this shortage. Beyond that, approximately 1,500 new sections are reportedly required to the year 2031.

- xvii. The Trust contends that land to the west, southwest and south of Blenheim on less versatile soils is available at a lower cost per section to develop. Use of this land for residential purposes will at least mitigate the expansion on to the more versatile soils of the northwest of Blenheim as proposed in Plan Changes 66, 69 and 70.
- xviii. Furthermore in terms of affordability, the Plan Change states:

*“Land availability has also been a key focus for recent central government initiatives to improve the affordability of housing. Under this scenario the provision of sufficient appropriately zoned land is intended to ensure section prices are not inflated by a shortage of suitable land”.*
- xix. In regard to reverse sensitivity the Plan Changes, specifically Plan Change 69, fundamentally ignore existing business activities on land adjacent to proposed residential development (including, in particular the operation of a PAK'nSAVE food warehouse within the Westwood retail area).
- xx. The Plan Changes do not properly recognise or provide for potential reverse sensitivity effects that could arise from enabling residential activity to establish in close proximity to existing food warehouse operation. To that extent, Plan Change 69 fails to control the potential effects of the use of the subject land for residential purposes as an appropriate interface has not been achieved with complementary rezoning of adjoining land, to achieve integrated management in inter-zonal situations such as this.
- xxi. They fail to achieve the integrated management of the effects of use, development or protection of land and associated natural and physical resources of the District as required by section 31 of the Act;
- xxii. They fail to meet the requirements of section 32 of the Act, in that the proposed policies and rules are not the most appropriate method for achieving the Act's purpose nor are they the most efficient and effective means for achieving the District Plan's objectives;
- xxiii. The Changes will not assist the Council to carry out its statutory functions in order to achieve the purpose of the Act.

**7. The decision I seek from Council is:**

- i. To reject [or place on hold pending a wider District Plan review] the Plan Changes proposed for Plan Changes 64, 65, 67 and 68.
- ii. To properly investigate alternatives including the land to the south, west and southwest or other location on soils of lower value and less versatility which can be affordably and efficiently developed.
- iii. To reject or modify Plan Change 71 to give effect to this submission.
- iv. To support, in part, the plan changes proposed for Plan Changes 66, 69 and 70.
- v. To recognise and promote sustainable solutions to the problem of the shortage of residential land.
- vi. Such other relief as may be required to give effect to this submission, including consequential amendments to objectives, policies and rules of the District Plan that address the matters raised by Foodstuffs and Outer Limits [in their submissions] and reverse sensitivities of other business's and activities likely to be effected by the Plan Changes.

### Development Contributions (DC's)

Development contributions pay for upgrade requirements based on capacity.  
 Eg. As land within the urban areas is developed, capacity supplies across the local network are required.

### Development Contributions (DC's)

DC's are assessed on a household equivalent use (HEU's)  
 Eg. 2 units on one lot (cross street) equals 2 DC's

Category	Amount
• Sewerage	\$1,100
• Stormwater	\$650
• Water	\$1,250
• Community	\$2,800
• Reserves	\$50,130 (22% of total)
• Total	\$25,550

Total DC's for 10 lots = \$22,051

### Zone Levies (ZL's)

Zone Levies provide for the cost to connect a new area to the existing infrastructure.

These costs can occur within the new zone and adjacent to the new zone.

The levies provide for work within the network that would not be required if development of the adjacent area was not occurring.

Without levies there would be very poor connectivity and inefficient infrastructure.

The costs are calculated on a per hectare basis.

### Multi vs Single land ownership

Council coordinates and manages multi-ownership developments to achieve an efficient and cost effective infrastructure installation to downstream customers to the benefit of the upstream landowner.

Zone levies provide a proportional share of infrastructure costs when land is in multiple ownership.

A = 1 lots - 6% + B = 2 lots - 21% + C = 17 lots - 15% = Total 10% levies to be cost shared proportionally.

If the land is in single ownership then all of the infrastructure costs are the responsibility of the land owner.

### Area Assessments

The levy amount is directly related to the cost of infrastructure necessary to service an area efficiently.

The levy varies due to the individual requirements for each area.

The levy range for the proposed plan change areas is \$29,603 – \$28,656 per lot.  
 The average levy for the proposed areas is \$25,991 per lot.  
 The estimated zone levy for Betty's Road is \$16,893 per lot.

Equivalent costs for Council's proposed plan change on Taylor's Road developments are \$12,773 per lot.

It is noted that the proposed plan change will be a 20% increase in development - 10% increase in lots.

Total zone levy costs for the plan change areas is \$42.5 M.

### Points of Note -DC Review

February 2013 Discussion Paper - DIA


- DC's are one of a number of ways for TAs to fund the capital cost of infrastructure - others include rates, financial contributions under the RMA, user charges or central government grants and funding assistance.
- DC's and levies have the purpose of recouping some of the capital costs incurred by a TA when building or expanding the capacity of infrastructure that is needed to serve a new development.
- Properly structured DC approaches promote efficient use of infrastructure and fund by reflecting the true cost of developing a particular area due to geographical characteristics - this will affect land value.
- DC's discourage inefficient, poorly integrated and poorly coordinated development by reflecting true costs of "spraw" developments.
- The ideal DC approach requires detailed calculations of existing and future demands on each infrastructure type on a development by development basis, fully considering costs and benefits to multiple parties.

**Discussion**

Proposed areas and exclusions  
 Costs centres for subdivision  
 Development Contributions and  
 Zone Levies  
 Examples

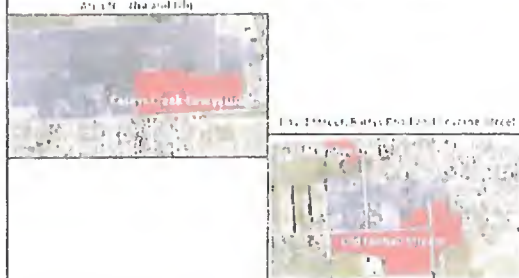
**Background**

- 2009 - South Marlborough Urban Growth Strategy (SMUGS) commenced as part of Growing Marlborough Strategy
- 2010 - Land identified in the East for growth areas E1, E2 and SF
- 2011 - Christchurch earthquakes prompted soil testing
- 2012 - Results identified the land in the east as unsuitable
- 2012 - Revised growth strategy identified areas in the west and north
- 2013 - Geotechnical testing confirmed suitable areas
- 2013 - Growing Marlborough Strategy released
- 2013 - Areas proposed for plan change 64-70 to be rezoned from rural to residential



**Exclusions - Area N (Na-Nb) and David Street**

- Blue crossed area - Proposed Growth Area
- Red area - Removed due to geotechnical evaluation



**7 Proposed Plan Change Areas - PC 64-71**



**Development Economics**

The land subdivision process consists of a number of elements

- Land costs - determined by purchase price for developed land
- Design fees - Engineers, planners and consultants costs
- Construction costs - Roads, pipes, infrastructure, etc. (variable)
- Professional fees - Lawyers, Real Estate, etc.
- Council fees - Council rates, etc.

**Purpose**

The purpose of Development Contributions and Zone Levies is to achieve financial equity between existing ratepayers and developers. They also ensure quality infrastructure with good connectivity is achieved.

Developers pay the proportionate capital expenditure costs of providing network and community infrastructure.

**Definition**

**Development Contributions (DC's)**  
 Designed to recover Council expenditure in providing for growth.

**Financial Contributions - Zone Levies (ZL's)**  
 Cover the costs of work within the zone and the cost of connecting to the wider Council network.

ZL's include an equal life apportionment of costs shared across a multi-developer area.

Submission on Plan Change 64 - 71 (whole lot)  
Blenheim Growth Area One - Rezoning  
to the Wairau/Awatere Resource Management Plan



Submissions close 5.00 pm 30 August 2013

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

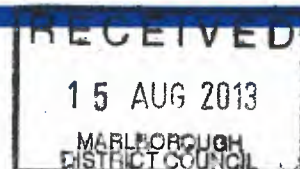
4. Return Submission to:

Attention Planning Technician  
Marlborough District Council  
PO Box 443  
Blenheim 7240

Fax: 520 7496

Email: [urbangrowth@marlborough.govt.nz](mailto:urbangrowth@marlborough.govt.nz)

For Office Use  
Submission No:





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

All.

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)

Absolute objection to all

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)

To not use up good-fertile farmland,  
for any other purpose,  
Would suggest going east, follow-  
ing on Witherlea foot hills,

Continue on a separate sheet if necessary



**Mark Caldwell-8225**

---

**From:** Alison Mackenzie [alisonmackenzie@ruralinzone.net]

**Sent:** Saturday, 31 August 2013 7:59 a.m.

**To:** Plan Change Urban Growth

**Subject:** Submission

## **Submission on Proposed Plan Changes Wairau/Awatere Resource Management Plan**

use of good intensive farmland for expanding Blenheim onto and in this case areas delineated as areas 64 to 69. To rezone this residential from rural would be a retrograde step. Blenheim's expansion should be on lesser fertile land. The areas 64 to 69 is highly productive rural land that has shown to be extremely fertile by its past cropping or horticulture.

High quality land needs protection as Marlborough's supply is limited. Given international unrest, likely to escalate, it could well be areas like Marlborough will depend more and more on local production. We have a duty to future generations to protect the best soils from urban sprawl.

Alison Mckenzie,  
Waihopai Doiwns  
R D 6  
Blenheim  
Ph 572 4411

**Submission on Plan Change 66 -  
Blenheim Growth Area Three - Rezoning  
to the Wairau/Awatere Resource Management Plan**



**MARLBOROUGH  
DISTRICT COUNCIL**



**Submissions close 5.00 pm 30 August 2013**

**1. Submitter Details**

Full Name H. E. F and C. M. T. JONES

Organisation (if applicable)

Contact Person (if applicable) C. M. T. JONES

Postal Address 183 OLD RENWICK ROAD  
BLENHHEIM

Post Code 7272

Email

Telephone Business  Home

Fax  Mobile

Address for Service ANGELA JONES  
(if different from above) 123 DAVID STREET  
BLENHHEIM

Post Code

Signature (of submitter or person authorised to sign on behalf of submitter) X C.M.T. Jones Date 25.8.2013

**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: [urbangrowth@marlborough.govt.nz](mailto:urbangrowth@marlborough.govt.nz)

For Office Use  
Submission No:

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

THE ENTIRE PLAN CHANGES  
NUMBERS 65 TO 71

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)

OUR PROPERTY IS INCLUDED IN COUNCIL PROPERTY  
NUMBERS 255317; 186909; 255918. IT IS DESCRIBED  
AS LOTS 1 AND LOTS 2 D.P. 321132  
OUR PROPERTY IS SHOWN IN PLAN CHANGE  
AREA 66. WE SUPPORT THE PROPOSED PLAN  
CHANGE SUBJECT TO THE CONDITION NOTED  
UNDER QUESTION 7.

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)

COUNCIL TO APPROVE THE PLAN CHANGE  
SUBJECT TO NO RESIDENTIAL TYPE RATING  
TO BE IMPOSED UNTIL AND UNLESS WE  
DEVELOP OUR LAND FOR RESIDENTIAL  
SUBDIVISION.

Continue on a separate sheet if necessary



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To: Marlborough District Council

Submission on: Plan Changes 64-71 to the Wairau/Awatere Resource Management Plan – Blenheim Urban Growth Plan Changes

From: Marlborough Province of Federated Farmers of New Zealand

Date: 30 September 2013

Contact: Michael Bennett  
Policy Advisor  
Federated Farmers of New Zealand

PO Box 1992  
Christchurch

P: 03 357 9452  
M: 027 551 1629  
E: [mbennett@fedfarm.org.nz](mailto:mbennett@fedfarm.org.nz)

**Federated Farmers would like to be heard in support of this submission**

## DECISIONS SOUGHT

Note the support of Federated Farmers for the efforts of Marlborough District Council to achieve sustainable urban growth in and around Blenheim.

Note the overall concern of Federated Farmers over the loss of highly productive land to production arising from Proposed Plan Changes 64, 65, 66, 67, 68, 69, 70, and 71.

Note that in case of any doubt, decisions sought in this submission apply to each of Plan Changes 64, 65, 66, 67, 68, 69, 70, and 71 to the Wairau/Awatere Resource Management Plan.

Allow some urban development on areas prone to liquefaction to the east or southeast of Blenheim, subject to suitable standards of geotechnical testing, and if necessary, land remediation, and higher standards of construction.

Provide for on-going review of the acceptance framework for land development based on the Royal Commission report and other information that continues to come to be made available following the Christchurch earthquakes.

Recognise that placement and design of subdivision is not the only mechanism to address reverse sensitivity effects and that other options are also available.

To prevent more the values of remaining highly productive land being compromised, include specific mechanisms to manage reverse sensitivity effects, including covenants on sections allocated near land that is intended to remain in primary production.

In making decisions on Plan Changes 64, 65, 66, 67, 68, 69, 70, and 71, have regard to the current and future values of highly productive land to current and future generations, both within and outside Marlborough.

Take a balanced approach to future development and make provision for urban land development on land subject to liquefaction hazard or reverse sensitivity effects, hilly land to the south of Blenheim, as well as land having very high productive value.

Further evaluate alternative options to focussing all future urban development on highly productive land, with a view to a more balanced approach, including:

- Enabling development of land subject to reverse sensitivity effects, supported by mechanisms such as 'non-complaint' covenants;
- Allowing development in eastern areas subject to appropriate soil investigations, land remediation, and standards of construction; or
- Allowing urban development on the lower parts of the foothills to the south of Blenheim with appropriate protections for rural amenity values

Make appropriate consequential amendments in giving effect to our submissions.

## **SUBMISSION TO MARLBOROUGH DISTRICT COUNCIL ON PLAN CHANGES 64-71**

### **1. GENERAL SUBMISSIONS**

- 1.1. Federated Farmers appreciates the opportunity to submit on Plan Changes 64, 65, 66, 67, 68, 69, 70, and 71 to the Wairau/Awatere Resource Management Plan (The Plan Changes).
- 1.2. Federated Farmers supports the proactive approach being taken by Marlborough District Council to address anticipated problems with affordable housing by ensuring supply of land for urban development. We support in particular the proposition that there is limited time to address imminent problems with land supply and housing affordability in Blenheim.
- 1.3. Federated Farmers is also aware that Marlborough District Council faces many challenges in allocating land to enable further urban growth, including liquefaction and other natural hazards, reverse sensitivity effects, impact on utility and transport networks, and loss of highly productive land.
- 1.4. Despite our support, Federated Farmers is concerned that loss of highly productive land appears to have taken a lesser priority or weight to factors such as adverse effects of liquefaction hazard or reverse sensitivity effects, with the apparent result that the area proposed to be rezoned for urban development is entirely on highly productive land, some of which is recognised as the most fertile and productive land on the Wairau Plains.

#### **Decisions sought**

- 1.5. Note the support of Federated Farmers for the efforts of Marlborough District Council to achieve sustainable urban growth in and around Blenheim.
- 1.6. Note the overall concern of Federated Farmers over the loss of highly productive land to production arising from Proposed Plan Changes 64, 65, 66, 67, 68, 69, 70, and 71.
- 1.7. Note that in case of any doubt, decisions sought in this submission apply to each of Plan Changes 64, 65, 66, 67, 68, 69, 70, and 71 to the Wairau/Awatere Resource Management Plan.
- 1.8. Make appropriate consequential amendments in giving effect to our submission.

### **2. LIQUIFACTION AND OTHER EARTHQUAKE DAMAGE**

- 2.1. The planners report notes at page 5 that *(as a consequence of an initial report) growth areas on the east of Blenheim were removed from the growth strategy due to the significant risk and likelihood of liquefaction in the event of an earthquake.* While a considered response to liquefaction hazard is appropriate, a balanced approach must be undertaken. The decision to exclude all areas east of Blenheim from future development does not appear to have been subject to the level of investigation that

underpinned the land classifications, which included five levels of risk with permanent exclusion of urban development only required in the most extreme cases. The Christchurch experience is that, while liquefaction is a risk in many places, it is unlikely that the risk of land damage will be so severe as to make development into housing unrealistic or impractical except in extreme cases.

- 2.2. Information included with the Plan Changes<sup>1</sup> indicates that while the undeveloped land to the eastern area of Blenheim is relatively lower lying, with ground characteristics that result some risk, ground conditions and likelihood of severe ground damage are highly variable across the subject area.
- 2.3. Furthermore the information included with the Plan Changes indicates that development within 'Area SE':  
*will be more costly because of high groundwater levels and the presence of liquefaction prone soils at shallow depth and the need to mitigate the effects of liquefaction and safeguard against subsidence and foundation failure*
- 2.4. For example extensive areas of Christchurch are classified as TC3, and very likely to be subject to liquefaction in a significant ground shaking event. Other areas are identified as high risk, but are able to be built on following extensive remediation, as has occurred in Pegasus Town for example.
- 2.5. Overall, the evidence presented does not support the proposition that the areas to the east of Blenheim are entirely unsuitable for urban development and that there is no choice but to expand onto areas of highly productive land to the west of town.

### **Decision Sought**

- 2.6. Allow some urban development on areas prone to liquefaction to the east or southeast of Blenheim, subject to suitable standards of geotechnical testing, and if necessary, land remediation, and higher standards of construction.
- 2.7. Provide for on-going review of the acceptance framework for land development based on the Royal Commission report and other information that continues to come to be made available following the Christchurch earthquakes.

### **3. REVERSE SENSITIVITY EFFECTS**

- 3.1. Federated Farmers acknowledges that reverse sensitivity effects are an important factor in the allocation of land for urban use. For example when the ability of farmers to carry out primary production activities is limited by the sensitivities of neighbours to spray, or to generate noise or odour. Reverse sensitivity effects can result in reduced productive capacity or versatility and further encroachment of subdivision on production land.
- 3.2. While the location of proposed areas for urban development appears to be designed in part to minimise problems with reverse sensitivity effects, placement of new urban areas will not prevent all reverse sensitivity effects and other options should also be

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<sup>1</sup> Appendix 2 – Blenheim Urban Growth Study: Geological Evaluation at page 14



considered, including 'non nuisance complaint' covenants for new residential subdivision near areas used for primary production activities, including future activities.

- 3.3. An excessive focus on preventing reverse sensitivity effects can also distort decision making and direct land development to areas that are less appropriate for urban development. This appears to have happened with potential reverse sensitivity effects on Omaka Aerodrome where urban development has been excluded from an area for the benefit of the users of this facility (who are few), regardless of the advantages of using this location, or overall appropriateness in terms of the purpose of sustainable management.

#### **Decision Sought**

- 3.4. Recognise that placement and design of subdivision is not the only mechanism to address reverse sensitivity effects and that other options are also available.
- 3.5. To prevent more the values of remaining highly productive land being compromised, include specific mechanisms to manage reverse sensitivity effects, including covenants on sections allocated near land that is intended to remain in primary production.

#### **4. LOSS OF HIGHLY PRODUCTIVE LAND**

- 4.1. The reports and appendices that accompany the plan changes show that the majority of land proposed to be rezoned for urban residential use is highly productive land that has supported cropping or horticulture in the past, and will be able to support high intensity food production in the future.

- 4.2. This information accords with anecdotal evidence from local farmers that the subject land is some of the most fertile and productive land on the Wairau Plains.

- 4.3. Recent studies<sup>2</sup> indicate that:

*29% of the 25,000 hectares of new urban areas developed between 1990 and 2008 occurred on high class land. In Hawke's Bay and Marlborough a high proportion of urbanisation has occurred on high-class land (49% and 50% respectively). High quality land is defined as land capable of being used intensively to produce a wide variety of crops, including arable crops.*

Federated Farmers accords with the view that high quality land deserves protection because it is limited in supply and underpins the welfare of future generations. Protecting high value land for the benefit of future generations also extends to people not living in New Zealand. Structural shifts in the prices of grains and dairy products, and civil disorder in some countries indicate that food shortages and consequent lack of affordable food is already an issue. Severe shortages of food are predicted to occur internationally, with widespread hardship and social disruption virtually inevitable in many countries.

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2



4.4 In light of the worldwide shortage of food and consequent importance of highly productive land to the future of people both in Marlborough and elsewhere, Federated Farmers is of the view that the Plan Changes and the approach taken, with all future urban development is directed on to highly productive Class 1 and 2 land, does not achieve the purpose of sustainable management embodied in section 5 of the RMA.

### **Decision Sought**

4.5 In making decisions on Plan Changes 64, 65, 66, 67, 68, 69, 70, and 71, have regard to the current and future values of highly productive land to current and future generations, both within and outside Marlborough.

4.6 Take a balanced approach to future development and make provision for urban land development on land subject to liquefaction hazard or reverse sensitivity effects, hilly land to the south of Blenheim, as well as land having very high productive value.

4.7 Further evaluate alternative options to focussing all future urban development on highly productive land, with a view to a more balanced approach. Options include:

- Enabling development of land subject to reverse sensitivity effects, supported by mechanisms such as 'non-complaint' covenants;
- Allowing development in eastern areas subject to appropriate soil investigations, land remediation, and standards of construction; or
- Allowing urban development on the lower parts of the foothills to the south of Blenheim with appropriate protections for rural amenity values.

## **5 ABOUT FEDERATED FARMERS**

5.4 The Marlborough Province of Federated Farmers welcomes the opportunity to submit on Plan Changes 64, 65, 66, 67, 68, 69, 70, and 71 to the Wairau/Awatere Resource Management Plan.

5.5 Federated Farmers of New Zealand is a primary sector organisation that represents farming and other rural businesses. Federated Farmers has a long and proud history of representing the needs and interests of New Zealand farmers.

5.6 The Federation aims to add value to its members' farming business. Our key strategic outcomes include the need for New Zealand to provide an economic and social environment within which:

5.6.1 Our members may operate their business in a fair and flexible commercial environment;

5.6.2 Our members' families and their staff have access to services essential to the needs of the rural community; and

5.6.3 Our members adopt responsible management and environmental practices.

5.7 This submission was developed in consultation with the members of Federated Farmers. It is important that this submission is not viewed as a single submission, but as a collective one, that represents the opinions and views of our members.

5.8 Federated Farmers acknowledges submissions from individual members of Federated Farmers.

Gary Barnett  
Provincial President  
Marlborough Province  
Federated Farmers of New Zealand

Submission on Plan Change 64 - 71  
Blenheim Growth Area One - Rezoning  
to the Wairau/Awatere Resource Management Plan



Submissions close 5.00 pm 30 August 2013

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

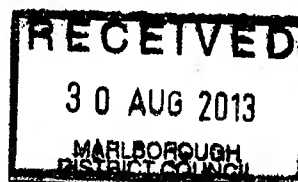
4. Return Submission to:

Attention Planning Technician  
Marlborough District Council  
PO Box 443  
Blenheim 7240

Fax: 520 7496

Email: [urbangrowth@marlborough.govt.nz](mailto:urbangrowth@marlborough.govt.nz)

For Office Use  
Submission No:



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

*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)

*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)

*See attached.*

*Continue on a separate sheet if necessary*

Plan Changes 64 to 71

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

The proposal to rezone the areas identified as Urban Residential 2 in PC 64 to PC 70 and the new provisions relating to subsoil investigations proposed in Plan Change 71.

**6. My submission is:**

We oppose plan changes 64, 65, 67 and 68 on the grounds that it is premature to be expanding the town onto these areas due to the following:

- It is land of exceptionally high versatility for the production of food.
- The area is more costly to bring into residential subdivision than potential other areas to the west, north west, south west and south of Blenheim
- The area has, in many parts, a high water table and can be affected by flooding.
- In the **Blenheim Urban Growth Study Report: Geotechnical Evaluation** the Opus Interpretive Report states on page 1.

*From a sustainability perspective, it would not be prudent to encourage development on land which will require considerable cost and consume substantially more resources compared to development in land which is more stable in earthquakes and other hazards. **This is on the basis that it would be more sustainable to develop areas to a lower level of hazard, such as the alluvial gravel plains west of Blenheim.** (My emphasis)*

- We submit that Council should not go to these plan change areas under these circumstances as first choices.

We oppose plan change 71 as we consider that any area to be re zoned should have been assessed prior to, not post rezoning in respect to suitability for foundations. The testing proposed will carry with it substantial costs. Appendix L covers the entire plan change area proposed.

If foundation variability is ascertained then this will also have an effect on the provision of services, in particular in areas with a high water table.

We support in part plan changes 66, 69 and 70.

We are aware that Council is fast running out of time but not land options.

If the areas above are suitable from a geotechnical view point then the above plan change areas should be considered due to their proximity to the existing town and services.

It is regrettable that changing this land use to residential use will swallow up land of high versatility. This should, however, be mitigated by Council considering land for rezoning to the west, southwest and south of Blenheim which is, significantly, of lower versatility rather than the highly versatile land to the north. This would also give the buying public choices between the lower lying areas of the northwest and the higher lands to the west, southwest and south of Blenheim.

The parts of plan Changes 66, 69 and 70 that we are opposed to are areas within these plan change zones where reverse sensitivities will clearly occur from existing businesses.

These areas need carefully planning and zone modification in buffering areas. We do not see this being addressed nor quantified in the proposed plan changes.

In the event that both the northwest and north plan change zones are approved then consideration will be needed for additional schooling capacity and possibly a new school.

**7.The decision I seek from Council is:**

That plan changes 64, 65, 67 and 68 be rejected in total.

That plan change 71 be rejected in total or alternatively modifications be made to the plan change that will ensure that infrastructure to service the zones is not installed until a full and satisfactory engineering report is undertaken that conclusively proves the zone is suited to development. Such report to cover off the general foundation requirements of the plan change zone.

That plan changes 66, 69 and 70 be accepted in part and that consideration of effects of reverse sensitivity be given to those areas within the above plan change areas from existing or planned businesses.

*J. H. Mann*  
*30<sup>th</sup> August 2013.*

## Mark Caldwell-8225

---

**From:** ralph.mason@farmside.co.nz  
**Sent:** Friday, 30 August 2013 1:46 p.m.  
**To:** Plan Change Urban Growth  
**Subject:** Submission to Plan Changes of Wairau/Awatere Resource Management Plan

**Importance:** High

Submission to Plan Changes of Wairau/Awatere Resource Management Plan re Blenheim Urban Growth

I oppose the proposal to expand Blenheim to the north and west of its present boundaries using highly fertile productive soils as shown on areas 64 to 69 .

The proposal is not in line with good town planning principles.

The Wairau Plains are limited in fertile soils thereby making alluvial loam in the areas 64 to 69 to be especially valuable. Marlborough's productive land needs to be safeguarded for present and future production.

There are other far better options that will not use the most fertile soils. That is to the south and west of Blenheim.

Signed

Ralph Mason  
840 Avondale Road,  
Waihopai Valley RD6,  
Blenheim 7276  
ralph.mason@farmside.co.nz



Submission on Plan Changes 64 to 71  
to the Wairau/Awatere Resource Management Plan



Submissions close 5.00 pm 30 August 2013

1. Submitter Details

Full Name	Kevin & Lynda Morgan		
Organisation (if applicable)	N/A		
Contact Person (if applicable)	Murray Hunt		
Postal Address	C/- Hardy-Jones Clark		
	PO Box 646		
	Blenheim	Post Code	
Email	murray@hjc.co.nz		
Telephone	Business 5785339	Home	
	Fax	Mobile	
Address for Service	as above		
(if different from above)			
		Post Code	
Signature (of submitter or person authorised to sign on behalf of submitter)		Date	30.8.2013

*Submitter and duly authorised agent.*

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: [urbangrowth@marlborough.govt.nz](mailto:urbangrowth@marlborough.govt.nz)

For Office Use  
Submission No:

**Kevin & Lynda Morgan**  
**Submission on Plan Changes 64 -71 continued**

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

This submission relates to each of Plan Changes 64 to 71 inclusive but notes that a separate submission has been made for Plan Change 70 which has some unique aspects.

The submission relates to the whole of the Plan Changes.

**6. My submission is:**

Infrastructure and Risk

The planned infrastructure in particular roading has not been the subject of adequate consultation and the changes and development are dependent on the infrastructure. This should be resolved. For example indicative roading as shown on land that is not part of the change and to the extent it involves an area we own adjacent to Waipuna Street. We do not agree with roading in that location.

Reverse Sensitivity

The loss of highly productive land is a significant resource management issue to this Region and also a key "assessment principle" clearly downplayed.

With regard to the impacts of reverse sensitivity, the AEE submitted simply repeats the following for each of the separate urban growth / Plan Change areas:

We are landowners on Old Renwick Road. Our block is utilised for farming and viticulture. The lack of specific measures to deal with reverse sensitivity is a major shortcoming of the Plan Changes.

A combination of setbacks, buffers, reduced density of dwellings or other methods including in the new zones is necessary to preserve existing rights of rural users to continue to farm on adjoining and nearby land. The hazard identification process and the requirement to establish infrastructure as provided for in the indicative plan is not an appropriate or efficient method for ensuring that development proceeds in an ordered, efficient or sustainable way.

In the event that residential development does incrementally expand into Areas 1-7, there will be new residential dwellings constructed in areas or adjoining areas that are currently used for productive purposes or could be used productively in future. As a result, rural properties/activities currently setback well away from the Residential Zone will find themselves a lot closer. Given the presence of Class 1 and 2 soils to the west and north of existing urban boundaries, the actual impacts from reverse sensitivity are likely to be more significant than that assessed in the Plan Change. There is a real risk of incremental creep.

**7. The decision I seek from Council is:**


- (i) Reject the Plan Changes; or
- (ii) Defer the rezoning until the infrastructure and hazards issues are resolved so that there can be confidence the land will be able to be used for efficiently and effectively for residential development; or
- (iii) Utilise the status of deferred rezoning as a technique to ensure the orderly and efficient development of the areas in the Plan Changes; or
- (iv) Identify and provide for the methods to be adopted to minimise or eliminate the risk of reverse sensitivity with adjoining rural land and rural activities.
- (v) Identify and provide the methods for avoiding incremental creep of residential activity onto adjoining land by way of better defined boundaries areas of lower density at the urban/rural interface or similar.
- (vi) Such other relief as may be required to give effect to this submission, including consequential amendments to objectives, policies and rules of the District Plan.

**Submission on Plan Change 71 -  
Blenheim Growth Area Plan Provisions  
to the Wairau/Awatere Resource Management Plan**



**Submissions close 5.00 pm 30 August 2013**

**1. Submitter Details**

Full Name	Vicki Nalder			
Organisation (if applicable)	New Zealand Institute of Surveyors			
Contact Person (if applicable)	Vicki Nalder			
Postal Address	PO Box 186			
	Blenheim			
		Post Code	7 2 4 0	
Email	vicki.nalder@aurecongroup.com			
Telephone	Business	5206068	Home	
	Fax	5789983	Mobile	
Address for Service				
(if different from above)				
		Post Code		
Signature (of submitter or person authorised to sign on behalf of submitter)			Date	30/08/13

**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: [urbangrowth@marlborough.govt.nz](mailto:urbangrowth@marlborough.govt.nz)

For Office Use  
Submission No:

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

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)*

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)*

See Attached

*Continue on a separate sheet if necessary*

## **Submission on Plan Change 64-71 by the NZIS Nelson Marlborough Branch**

The NZIS support the Council in the rezoning of land to allow for future Urban Residential Development. Land availability for urban development has diminished markedly over the last 6 years. Private Plan Changes have not been encouraged by Council in the past, and generally they are an expensive and time consuming exercise with no certainty in outcome.

Therefore the implementation of Council initiated Plan Changes for opening up areas for future urban development is a positive initiative and well overdue.

### **Plan Change 64-70**

The concerns that NZIS have are in relation to:

- Staging
- Servicing
- Costs

Under Section 3.2 there are broad statements on sequencing for the areas based on the cost effectiveness for the servicing. As stated by Council there are no Stormwater, water or sewage services in these areas at all.

Appendix 6 shows the extent of the upgrades required before any one stage can be developed. What will triggers the upgrades required for all services? and who pays initially if one of the five owners say in Area One wants to develop and the others don't?

It would be beneficial to see the "Accepted Services Plan" now because that will have implications on individual land owners. On whose property will the proposed retention ponds be? Which properties will need to feed into them? How are the land owners compensated if they have the pond on their land for the benefit of others?

Will Council coordinate all the servicing and be "banker" as suggested. How far does this roll go? The proposal to address all the servicing issues as a whole is to be commended and realistically is the only way forward. However looking at the very basic information and plans in Appendix 6 it stands out that "lots of developers money" will need to be found before we ever see a section sold.

### **Recommendation:**

The workability and Practicality of the "Accepted Services layout Plan" needs to be considered from a Commercial aspect, and be viable to the Public for comment as part of this process. There need to be some costs available (Future development and Zone levy costs) to ensure that the Plan Change has not priced itself out of the Blenheim market before it begins.

It is not good enough to say the "market" will decide if the break even point is \$250,000 for a new section.

### **Plan Change 68**

We are concerned about creating an island of Rural 3 land surrounded by residential land. This small pocket of land will be severely restricted as to the activities that can be carried out on it with a huge potential for reverse sensitivity issues.

**Recommendation:**

Either,

- large lot residential rather than rural zone for that island of rural land, or
- deferred residential status for that island of rural land, or
- exclude plan change 68 area from the consideration.

**Plan Change 71**29.1.4.2 Subsoil Investigations

The Geotech report that has been carried out to date by Opus provides an indication only of the soils in the area. It is by no means definitive, and there may well be variances over the extent of the proposed Plan Change areas. What is found on site may also govern locations of future services, roads and housing platforms.

The Resource Management Plan is not the place to include specific Geotech requirements. The reason is that as seen in Christchurch the testing regimes required alter monthly. The RM Plan can only be changed by a formal Plan Change and this can take years. Currently Christchurch refers to MBIE for Geotech requirements, and these can be updated relatively easily.

It is unclear whether Council deems there needs to be no assessment of future liquefaction or lateral spreading over all the Plan Change areas. Does this mean that Council accepts the Opus report (2011-2013) and are satisfied that there is no the risk. All that has to be dealt with is bearing capacity?

**Recommendation:**

Remove 29.1.4.2 reference to Testing and bearing capacity from the Resource Management Plan.

Roading Layouts

Whilst we agree that there need to be an overall strategy for the roading layout, we would hope that Council will exercise some discretion in the final locations.

The reason being that because of the number of small landowners within the Proposed Plan Change areas, more practical or suitable alternatives may be required.

**Recommendation**

Ensure that Council officers are willing to apply some discretion for the location of the roading layout based on practicality and serviceability.

We wished to be heard in relation to this submission**Contact:**

Chairman of Nelson Marlborough Branch of NZIS

Vicki Nalder

[Vicki.nalder@arecongroup.com](mailto:Vicki.nalder@arecongroup.com)

03 520 6068

Pursuant to Clause 6 of the First Schedule of the Resource Management Act 1991

**Submissions on Proposed District Plan Changes 64-71 to the Wairau/Awatere Resource Management Plan**

**To:** Environmental Policy Division  
Marlborough District Council  
PO Box 443  
**BLLENHEIM 7240**

**From:** NZ Transport Agency  
PO Box 5084  
Lambton Quay  
**WELLINGTON 6145**

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1. **The NZ Transport Agency (the Transport Agency) supports in part proposed plan changes 64 - 71 to the Wairau/Awatere Resource Management Plan.**
2. **The specific provisions of the plan change requests that the Transport Agency's submission relates to are as follows:**

The proposed plan changes in their entirety.

3. **The Transport Agency could not gain an advantage in trade competition through this submission.**
4. **The reasons for making this submission are:**

**The Transport Agency's statutory responsibility**

The Transport Agency is a Crown entity providing an integrated approach to transport planning, investment and delivery. The NZTA's statutory objective is to carry out its functions in a way which contribute to "an effective, efficient, and safe land transport system in the public interest."

When undertaking its functions the Transport Agency must give effect to the Government Policy Statement on Land Transport Funding (GPS) which directs the Transport Agency to seek the integration of land use planning, transport planning and infrastructure investment.

In particular the Transport Agency must promote the safe, effective and efficient function of the land transport system and seek to ensure that the land transport system is not adversely affected by land use development. The Transport Agency is also an investor in the Marlborough local road network and has an interest in ensuring that its investment in the local transport network (including State highway projects) is not compromised by existing and future land use development.

5. **Integrated Planning**

Integrated planning is essential to the Transport Agency in fulfilling its purpose under the Land Transport Management Act 2003 (LTMA) as it enables it, in partnership with others, to provide greater certainty for infrastructure planning and investment. The Transport Agency does this because integrated planning leads to



better management of environmental and social impacts and to improved transport efficiencies.

## **6. General Comments**

In 2010 the Transport Agency provided feedback to Council on the proposed Urban Growth Strategy noting that Old Renwick Road should be the northern limit for urban growth and that it did not support urban growth north of this road.

Since the Canterbury earthquakes in 2010 and 2011 the Transport Agency understands that the Council has undertaken further ground testing and has found that the land to the north of Blenheim Township is the most suitable for urban growth with regard to ground conditions.

## **7. State Highway 6**

The Integrated Transport Assessment (ITA) prepared by GHD recommends that a number of intersection improvements are required along the State Highway 6 (SH6) corridor to accommodate the proposed urban growth in northern Blenheim. This does cause some concern for the Transport Agency for two primary reasons; firstly they could compromise the through function of SH6 and secondly there is no justification as to why these improvements are needed.

SH 6 is classified as a Regional Strategic State Highway which are highways that contribute to the social and economic well being of a region and connect regionally significant ports or airports. They are also major connectors between regions.

The ITA recommends a number of significant intersection improvements along SH6 which may compromise the through function of the State highway. The Transport Agency would prefer to see network optimisation take place rather than adding additional capacity to the network. The Transport Agency considers that the network could accommodate the proposed urban growth without any significant improvements to the roading network.

The Transport Agency requests that further information be provided by Council to justify the need for these recommended roading improvements. The Transport Agency would like to review this information once it has been provided.

Once this information has been reviewed then there may be a need to develop monitoring and/or sequencing triggers. One way of doing this is through the provision of staging rules within the subdivision chapter of the District Plan which links the rate of development with any roading improvements.

Please be aware that if Council determines that any improvements are required to accommodate the proposed urban growth, then a funding plan will need to be developed which details how the costs of any improvements will be met. The Council should note that there is no guarantee of funding from the Transport Agency and that the Transport Agency expects that those who generate the need for roading improvements should contribute towards their costs.

## **8. Financial/Development Contributions**

Given the number of proposed roading improvements and new local roads to service growth in this area then Council should ensure that developers are required to pay their fair share towards the infrastructure.

## **9. Limited Access Road**

Plan Change 69 which is the land adjacent to the Westwood development shows an indicative road layout (essential connection) to SH6 and an indicative road which runs adjacent to the highway. SH6 is a Limited Access Road (LAR) as declared under Section 88 of the Government Roothing Powers Act 1989. The purpose of LAR is to stop numerous accesses being created alongside roads which are subject to considerable development pressure. Unless there are considerable overall benefits to the land transport network then the Transport Agency would not support any additional at grade connections to SH6.

The Transport Agency request that the indicative local road running parallel to State highway 6 be deleted due to the potential adverse effects from light glare.

## **10 Decision Sought**

If Council are of a mind to approve these proposed plan changes then the Transport Agency seeks the following relief:

- Network optimisation take place ahead of any proposed roading improvements where applicable;
- The Council provide further information to justify the need for the recommended roading improvements along the SH6
- The Council delete the indicative road which runs adjacent to SH6;
- The Council remove the indicative roading connection to SH6; and
- Any other means to address matters raised by the Transport Agency in their submission.

**12. The NZTA does wish to be heard in support of this submission.**

Dated at Wellington this 30<sup>th</sup> day of August 2013.



**Kristin Aitken**

Principal Planning Advisor, Planning and Investment, Central

Address for service: Teresa Minogue  
Planning Advisor  
NZ Transport Agency  
PO Box 5084  
Lambton Quay  
**WELLINGTON**

Telephone Number: (04) 894 5240  
E-mail: [teresa.minogue@nzta.govt.nz](mailto:teresa.minogue@nzta.govt.nz)

**From:** Tony Orman <boto@slingshot.co.nz>  
**Sent:** Friday, 30 August 2013 12:43 p.m.  
**To:** Plan Change Urban Growth  
**Subject:** Submission

## **Submission on Plan Changes to the Wairau/Awatere Resource Management Plan – Blenheim Urban Growth Plan**

**I wish to oppose the use of highly fertile soils and productive land for Blenheim's future urban development being areas 64 to 69 (inclusive) to the north and west of Blenheim's current boundaries.**

**The proposals are against the fundamental principles of sound town planning.**

**In addition the use of the flat land requires pumping stations thus adding to the cost of creating housing.**

**The Wairau Plains are not large in area and Marlborough needs to make full production use of the fertile soils for food production for commercial production and export crops and in the future to give Marlborough some degree of self sufficiency given that civil and international disorder could result in food shortages.**

**Blenheim has other options for expansion.**

**The far more preferable alternative is to expand Blenheim to the south west and south where the soils are less fertile and contours give gradients for sewage and storm water infra-structure.**

**I find it incredible that the Marlborough District Council have paid ratepayers' money to Auckland-based consultants for such flawed advice.**

**Tony Orman, MNZIS**

*Tony Orman  
P O Box 939  
Blenheim, 7240  
New Zealand*

Ph 03-5777875

Submission on Plan Changes 65,66,67,69,70.  
Blenheim Growth Areas 2,3,4,6,7.  
to the Wairau/Awatere Resource Management Plan



MARLBOROUGH  
DISTRICT COUNCIL

Submissions close 5.00 pm 30 August 2013

1. Submitter Details

Full Name

David Leslie Price

Organisation (if applicable)

Contact Person (if applicable)

Postal Address

29 Rene Street, R02.

Blenheim

Post Code

7272

Email

Telephone

Business

Home

5788120

Fax

Mobile

0212575728

Address for Service

(if different from above)

Post Code

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

Date

28/8/13

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: [urbangrowth@marlborough.govt.nz](mailto:urbangrowth@marlborough.govt.nz)

For Office Use  
Submission No:

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

- Loss of rural land and versatile soils.
- Reverse sensitivity effects - rural activities.
- Loss of rural amenity.

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)

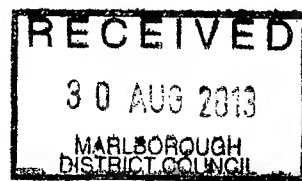
Please see attached 3 pages.

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)

The rejection of proposed plan changes 65, 66, 67, 69 and 70 for the reasons explained in my submission. Moving forward we need a proposal from Council that offers an acceptable balance of options for those people most negatively affected. My suggestion would be to ask those very people what that might be.

Continue on a separate sheet if necessary



6. My Submission is:

I oppose plan changes 65, 66, 67, 69 and 70 as follows:

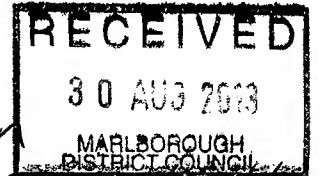
- With regard to loss of rural land and versatile soils:

Paragraph 4 (Plan Changes 64-71 WARMP) 1. Overview states "While these areas proposed for new housing lie on soils of high quality and versatility, in many cases the future use of the soils for food production has already been compromised and as well, the reality has to be faced that the Blenheim urban area has developed on soils of high quality."

This is a generalisation and in fact in many cases the future use of the soils has not been greatly compromised. Much of the area in question is in productive use at the present time as evidenced by aerial photographs. And as certain as it is true that much of the Blenheim urban area has developed on soils of high quality, this is no reason to blindly continue to do so as we should consider the environment more now than we have in times past.

I have previously read in the WARMP about objectives and policies to "maintain or enhance the life supporting capacity of the versatile soils in Rural 3 zone" but see absolutely no pragmatic application of this in these proposed plan changes.

I would like to see Council reconsider the importance of versatile soils as I oppose the lack of protection being given to them and those people who wish for them to remain zoned Rural 3 as they are now.



If Council zones for housing on productive Rural 3 land that is currently farmed, it is being inconsiderate to both the resource itself and its owners if they wish to continue their existing operation. Rezoning would force upon them over time excessive rates relative to their farming income and thereby make their activity unviable.

Should Council ignore this loss of rural land and versatile soils issue and rezone as planned, I would like to see them provide a practical solution to the rating problem it would cause these landowners.

- Reverse sensitivity effects - rural activities:

I oppose the proposed plan changes allowing residential development to become located next to rural activities thus creating new reverse sensitivity issues.

As an example if many houses were allowed next to Bushes Honey operation (Old Renwick Road) this could cause tension between affected parties. My concern is that the existing business would be forced to change in spite of being in operation at this location



for many years.

I would like to see Council afford some form of protection to existing businesses and rural activities to safeguard their future operation from being dictated to by new development. I note that Colonial Vineyards application for rezoning was rejected due to effects that existing nearby business operations would have on new development.

- Loss of rural amenity:

With regard to rural amenity I oppose the proposed plan changes as they would effect the destruction of this in these areas over time.

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**SUBMISSION: PLAN CHANGE 65 - URBAN GROWTH AREA**

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**TO:** MARLBOROUGH DISTRICT COUNCIL  
**FROM:** KATHERINE JULIE SAVILLE-SMITH  
**SUBJECT:** PLAN CHANGE 65 - URBAN GROWTH AREA  
**DATE:** 30/08/2013

This part of my submission relates to:

The proposed plan change to amend the Wairau/Awatere Resource Management Plan by rezoning the area from Rural 3 to Urban Residential 2 to facilitate the residential development of the site. An indicative road layout is provided for the zoned land. This area is north of Old Renwick Road approximately 350m east of Thomsons Ford Road – 22.2 hectares.

I oppose this part of the plan change in full.

My reasons for opposing this part of the plan change are:

- The negative environmental impacts associated with urban sprawl including:
  - irreparable compromise of ground and surface water
  - reduction of habitat
  - degradation of air and soil
  - degradation of visual amenity and landscape
  - increased risk and costs to manage the impacts of stormwater, river management, water supply and sewerage systems.
- Accumulated affects associated with furthering Blenheim's existing urban sprawl and land use inefficiency particularly because this proposal is simultaneous with similar plan change proposals (Plan changes 64, 66, 67, 68, 69, 70, 71) which together constitute well over 170 hectares of urban land.
- Land degradation associated with rezoned land which is not utilised immediately for use under the new zone.

The data on population growth patterns in Marlborough and Blenheim and the particular nature of its economy do not justify the extraordinary expansion of the urban land proposed in Plan Changes 64-70. It will not reduce residential land prices and will increase travel distances and costs as well as the costs of ratepayer funded infrastructure through the attenuation of sewerage, water supply and local roads. There is no evidence or mechanisms proposed that will promote either environmentally sustainable housing or affordable housing.

The decision I seek from the Council is rejection of proposals Plan Changes 64-70 and, as a consequence, Plan Change 71.

I wish to speak to my submission at any hearing. My contact details are:

- PO Box 26 Spring Creek 035702044 or 0274303575
- [kay@cresa.co.nz](mailto:kay@cresa.co.nz)

**Submission on Plan Change 65 -  
Blenheim Growth Area Two - Rezoning  
to the Wairau/Awatere Resource Management Plan**

**Submissions close 5.00 pm 30 August 2013**

**1. Submitter Details**

Full Name	TRANSPOWER NEW ZEALAND LIMITED		
Organisation (if applicable)			
Contact Person (if applicable)	HEATHER SINCLAIR		
Postal Address	96 THE TERRACE		
	PO BOX 6140		
	WELLINGTON	Post Code	1021
Email	environment.policy@transpower.co.nz		
Telephone	Business	Home	
	04 590 6941	04 938 9399	
	Fax	Mobile	
		021 228 6126	
Address for Service	AS ABOVE		
(if different from above)			
		Post Code	
Signature (of submitter or person authorised to sign on behalf of submitter)	[Signature]		Date
			30/08/2013

**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:  
[urbangrowth@marlborough.govt.nz](mailto:urbangrowth@marlborough.govt.nz)

For Office Use  
Submission No:

SEE ATTACHED SUBMISSION

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

*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)*

*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)*

*Continue on a separate sheet if necessary*

# Submission by Transpower New Zealand Limited on Proposed Plan Change 65 to the Wairau/Awatere Resource Management Plan

30<sup>th</sup> August 2013

*Keeping the energy flowing*



**ADDRESS FOR SERVICE:**

Transpower New Zealand Limited  
c/- Heather Sinclair  
96 The Terrace  
PO Box 1021  
Wellington 6140

Email: [environment.policy@transpower.co.nz](mailto:environment.policy@transpower.co.nz)

**SUBMISSION BY TRANSPOWER NEW ZEALAND LTD ON PLAN CHANGE 65- BLENHEIM GROWTH AREA TWO – REZONING TO THE WAIRAU-AWATERE RESOURCE MANAGEMENT PLAN 65**

**1.0 OVERVIEW**

1.1 The following is the submission from Transpower New Zealand Limited ('Transpower') on Proposed Plan Change 65 – Blenheim Growth Area Two – Rezoning – to the Wairau Awatere Resource Management Plan ("WARMP"). This submission seeks to ensure that the proposed rezoning of this area from Rural 3 to (low density) Urban Residential 2 appropriately recognises and provides for the National Grid.

1.2 Transpower notes that Plan Change 65 recognises the potential for reverse sensitivity effects on its assets from residential development of this area. It also notes the statement under the heading "Mitigation" in Table 2 ( page 15 of the Plan Change document) that:

*"Potential no build zones either side of the transmission lines with the area used for open space and roading. As yet Transpower have not responded in respect of possible mitigation measures.*

*Rule 28.3.5 of the WARMP requires subdivision proposals located within an area 20m either side of 110kV transmission lines to be considered as discretionary activities and mitigation could be addressed at this time."*

1.3 Transpower notes that the intent of this Plan Change, and of associated Plan Changes 64, 66, 67, 68, 69, 70 and 71, is to accommodate future urban growth in the Blenheim vicinity and to facilitate residential development of the sites. In making this submission, Transpower's general purpose is to ensure that this Plan Change gives effect to the National Policy Statement on Electricity Transmission ( "NPSET") in relation to its assets within, and adjoining, the area of Plan Change 65 ( (also referred to as Growth Area 2). In particular that the proposed residential rezoning:

- Does not compromise the operation, maintenance, upgrading and development of these National Grid assets within the area of the Plan Change
- Manages activities so as to avoid reverse sensitivity effects on the National Grid
- Identifies a buffer corridor within which sensitive activities are not permitted.

1.4 In making this submission, Transpower acknowledges that it was approached by Council's consultant in April this year seeking comments in respect of proposed development in proximity to our lines in the Blenheim-North and Area 1 sections

identified in the report “*Growing Marlborough – A strategy for the Future*”. We did not respond formally until July – too late to influence the contents of the Plan Changes as notified. Transpower apologises for this delayed response and any inconvenience this may have caused Council in the development of Plan Change 65.

## **2.0 INTRODUCTION**

2.1 Transpower New Zealand Limited (Transpower) is the State Owned Enterprise that plans, builds, maintains, and operates New Zealand’s high voltage transmission network (The National Grid).

2.2 The National Grid comprises some 12,000 km of transmission lines and cables and around 178 substations which link generators to distribution companies and major industrial users throughout the North and South Islands. The link extends from Kaikohe to Tiwai Point. The national control centres, located in Wellington and Hamilton, operate a network of some 300 telecommunication sites which link together the components that make up the National Grid.

2.3 One of Transpower’s key objectives is to maintain and develop the National Grid. As part of this objective, Transpower must plan and develop the network to meet increasing demand, and to connect new generation, which contributes to New Zealand’s economic and social aspirations.

2.4 The land included within Proposed Plan Change 65 is traversed by the following National Grid transmission lines:

- The Blenheim-Kikawa A (BLN-KIK-A) 110kV transmission line including three towers
- The Blenheim to Stoke A (BLN-STK-A) 110kV transmission line three towers

These lines are mapped on Planning Map 156, *Roselands and Springlands*.

2.5 The boundary of the area proposed to be rezoned under Plan Change 65 also abuts the northern boundary of Transpower’s Blenheim substation. The substation land, comprising Section 1 SO 4246, Lot 1 DP 8572 and Pt Section 1 SO 6959, is designated for substation purposes in the Wairau Awatere Resource Management Plan – refer designation 83 on Planning Map 156. There are no conditions attached to this designation.

2.6 The location of Transpower’s lines and structures and of the Blenheim substation designation in relation to Proposed Plan Change 65 is shown on the map attached as **Appendix A**.

### 3.0 STATUTORY FRAMEWORK

3.1 Under the Resource Management Act 1991 (RMA), Transpower's electricity infrastructure is a significant physical resource that must be sustainably managed, and adverse effects on that infrastructure must be avoided, remedied or mitigated.

3.2 **The National Policy Statement on Electricity Transmission (NPSET)**, gazetted in March 2008, confirms the national significance of the National Grid. It establishes a national policy direction to recognise the benefits of transmission, the effects of the National Grid and the need to appropriately manage activities and development close to it. The objective of the NPSET is:

*To recognise the national significance of the electricity transmission network by facilitating the operation, maintenance and upgrade of the existing transmission network and the establishment of new transmission resources to meet the needs of present and future generations, while:*

- *Managing the adverse environmental effects **of** the network; and*
- *Managing the adverse effects of other activities **on** the network.*

3.3 The NPSET contains 14 policies.

Policy 1 recognises the national benefits of transmission, while Policies 2 – 9 guide the management of the environmental effects of transmission, setting out a general set of responsibilities on both decision makers and Transpower, which can be summarised as follows:

***Responsibilities on Decision Makers (summarised):***

- Existing assets should be able to be reasonably operated, maintained, upgraded and developed (Policies 2 and 5);
- Technical and operational constraints of the network should be recognised (Policy 3);
- For new transmission or major upgrades, decision makers should recognise and provide for the effective development of the network and consideration should be given as to how the route, site and method selection have avoided, remedied or mitigated adverse effects (Policies 2 and 4).



**Responsibilities on Transpower (summarised):**

- In urban environments, adverse effects on urban amenity should be minimised (i.e. reduced to the extent feasible), and adverse effects on town centres and on areas of high recreational value or amenity and existing sensitive areas should be avoided (Policy 7);
  - In rural environments, planning and development of the transmission system should seek to avoid adverse effects on outstanding natural landscapes, areas of high natural character, areas of high recreation value and amenity, and existing sensitive activities (i.e. avoided where possible) (Policy 8);
  - For major upgrades, where possible, existing adverse effects, including effects on sensitive activities, should be reduced (Policy 6).
- 3.4 Policies 10 and 11 guide the management of activities undertaken by other parties and the associated potential adverse effects on the transmission network. Policy 10 requires decision makers to manage activities to ensure that the operation, maintenance, upgrading and development of the network is not compromised and avoid reverse sensitivity effects on the transmission network. Policy 11 requires local authorities to consult with Transpower and identify an appropriate buffer corridor within which it can be expected that sensitive activities will generally not be provided for in plans and/or given resource consent.
- 3.5 Policy 12 requires territorial authorities to identify the transmission network on their planning maps. Policy 13 requires decision makers to recognise the designation process as facilitating long-term planning of the infrastructure and Policy 14 is directed towards regional councils.
- 3.6 Also of relevance are the **Resource Management (National Environmental Standards for Electricity Transmission Activities) Regulations 2009** (NESETA) which came into effect on 14 January 2010. The NESETA sets out a national framework of permissions and consent requirements for activities on existing high voltage transmission lines. Activities include the operation, maintenance and upgrading of existing lines.
- 3.7 The NESETA:
- specifies that electricity transmission activities are permitted, subject to terms and conditions to ensure that these activities do not have significant adverse effects on the environment
  - specifies the resource consent requirements for electricity transmission activities that do not meet the terms and conditions for permitted activities.
- 3.8 The NESETA only applies to existing high voltage electricity transmission lines existing at 14 January 2010. It does not apply to either the construction of new transmission lines or to substations. The NESETA does not apply to electricity distribution lines –

these are the lines carrying electricity from regional substations to electricity users. It replaces district plan rules (and regional rules in some cases) for RMA approvals for works and activities on existing transmission lines.

#### **4.0 PLAN CHANGE 65 AND IMPLEMENTATION OF THE NPSET**

4.1 The Wairau Awatere Resource Management Plan (“WARMP”) only partially gives effect to the NPSET by:

- Identifying National Grid transmission lines on the appropriate Planning Maps with the notation “*Transmission centreline*”
- Requiring, under rule 28.3.4.3, that subdivisions which would otherwise meet the criteria for a Controlled Activity Subdivision but are within an area measured 20 metres either side of the centre point of an electrical transmission line designed to operate at, or above, 110kV, be considered as a Restricted Discretionary Activity. Council will restrict the exercise of its discretion to those matters in 28.2.5 (which include the use of the site and the shape and position of the lot) and to the consideration of the effects of the subdivision on the high voltage transmission lines.

4.2 However the WARMP does not specifically address a number of the policy considerations of the NPSET – particularly polices 10 and 11 requiring the protection of the existing network from the issues of reverse sensitivity and the effects of the other’s activities.

4.3 Transpower recognises that Growth Area 2, encompassed in Plan Change 65, comprises but a small part of the total area falling within the jurisdiction of the WARMP. However, local authorities are required to give effect to the NPSET within four years of its approval – and that timeframe has now passed. Transpower therefore submits that it is both appropriate and timely that, for this area at least, the NPSET is given full effect to, particularly in the light of the proposed intensification of development.

4.4 The proposed re-zoning of Growth Area 2 as residential has the potential to adversely affect the National Grid in a number of ways including:

- Reverse sensitivity effects relating to Blenheim Substation – the intensification of development could result in complaints about the substation, such as visual and noise effects on any future adjoining residential development;
- Under-build and encroaching residential development which can lead to both increased health and safety risks (such as flashover effects or direct contact

with the line) and to potential health and safety issues such as earth potential rise (EPR).<sup>1</sup>. It can also give rise to amenity concerns and lead to pressures to underground/remove lines;

- Operational risks and issues posed by encroaching development including loss of physical access to the line;
- Earthworks associated with site development can also be problematic:
  - Ground levels can be raised resulting in a reduction of the vertical safety distance between the transmission line corridors;
  - They can undermine support structure foundations;
  - They can generate dust which can cause temporary shutdowns if it settles on electrical insulators and is then moistened by light rain.
- Failure to comply with the New Zealand Electrical Code of Practice for Electrical Safe Distances (NZECP 34: 2001) during development and subsequent use of the residential areas.

## 5.0 TRANSPOWER'S SPECIFIC SUBMISSIONS ON PLAN CHANGE 65

5.1 Transpower's general position is that :

- It **opposes** the rezoning of Section 1 SO 4932, the Transpower owned parcel on the northern boundary of its Blenheim Substation.
- It supports in principle the proposed residential rezoning subject to appropriate protection for the ongoing operation, maintenance, upgrade and development of its network and its protection from the issues of reverse sensitivity and the effects of others' activities

5.2 Transpower **opposes** the proposed rezoning to Residential 3 of land parcel Section 1 SO 4932 (Identifier 3706165). This land, on the northern boundary of the Blenheim substation, is owned by Transpower and contains two transmission towers as well as an existing dwelling and various accessory buildings. The dwelling is only intermittently occupied by Transpower maintenance staff and permanent employees ( for holiday accommodation). This land serves as a buffer between the substation and any future residential sensitivity effects including noise and visual.

---

<sup>1</sup> Earth potential rise or EPR is the potential (difference) between the local earth and the earth at a remote point due to the flow of electric current from line to earthing system to earth.

While Transpower's ownership means that it has a control over the future development of this parcel, the proposed rezoning would signal that this parcel is potential available for be for residential development. This is not the case.

**Relief sought:**

- Transpower seeks the retention of the current Rural 3 zoning for Section 1 SO 4932.

5.3 Transpower notes that the Plan Change does not provide for any consequential changes to the rules in Chapter 32 Urban Residential 1 and 2 Zones. That is, the current Residential rules would apply to the land within Plan Change 2. Transpower **opposes** the lack of specific identification of a buffer corridor where its' 110kV BLN-KIK-A and BLN-STK-A lines traverse the area of the Plan Change. This is a requirement of the NPSET and is a mechanism for preventing the establishment of incompatible activities, including sensitive activities, in proximity to these lines. The definition of *sensitive activities* in the NPSET includes school, residential buildings and hospitals. In terms of the permitted activities listed in rule 32.1.1 of the WARMP, *sensitive activities* would include the "building" component of WARMP's definition of residential activities, homestays and most temporary buildings as described in rule 32.1.8. Residential activities are defined in the WARMP as meaning:

*Land and buildings used by people for the purpose of living accommodation where occupiers voluntarily intend to live at the site for a period of one month or more and will generally refer to the site as their house and permanent address and includes accessory buildings and leisure activities."*

Transpower's primary concern is around the potential for residentially occupied buildings to establish in close proximity to the lines. Not only is such use incompatible, it also has the potential for reverse sensitivity effects. Intensification of development can also inhibit access and compromise Transpower's ability to undertake maintenance. For this reason, Policy 11 of the NPSET requires that local authorities consult with Transpower to identify an appropriate buffer corridor within which sensitive activities will generally not be provided for. or. Earthworks also have the potential to adversely impact the lines. The earthworks rules for this Zone, embodied in clause 32.1.6, do not provide for the management of these effects.

*Relief sought:*

- **Transpower seeks** the introduction of the concept of a National Grid Yard to the Urban Residential 2 rules applying to the land within Plan Change 65.

Buildings, structures and activities within this Yard would be restricted by the implementation of appropriate rules.

- **Transpower seeks** that the following definition of National Grid Yard be incorporated in the WARMP rules applying to this Plan Change Area:

*National Grid Yard means the area located 12 metres in any direction from the outer edge of a National Grid support structure and the area located 12 metres either side of the centreline of an overhead National Grid line.*

Note: A diagram to support this definition is attached as Appendix B. .

- **Transpower seeks** the inclusion of the following rule relating specifically to the area rezoned as Urban Residential 2 as part of this Plan Change. (One method of introducing this might be by way of a performance standard attached to permitted activities):

#### **Activities around National Grid Towers**

*No buildings or structures shall be located within a National Grid Yard, except for:*

- *Fences less than 2.5m high and more than 5m from a transmission line support structure.*
- *A small shed no more than 2.5 metres high and with a footprint not exceeding 10m<sup>2</sup>*
- *Alterations and additions to existing buildings for residential activities that do not involve an increase in the building envelope or floor space.*

*Network utilities within a transport corridor or any part of electricity infrastructure that connects to the National Grid that complies with the New Zealand Electrical Code of Practice for Electrical safe Distances (NZECP 34:2001) **Under the National Grid Conductors (wires)***

- *Fences less than 2.5m high.*
- *Alterations and additions to existing buildings for sensitive activities that do not involve an increase in the building envelope or floor space.*
- *Network Utilities within a transport corridor or any part of electricity infrastructure that connects to the National Grid.*

Notes:

*The New Zealand Electrical Code of Practice for Electrical Safe Distances (NZECP 34: 2001) contains restrictions on the location of structures and activities in relation to transmission lines. Compliance with this code is mandatory. Compliance with this plan does not ensure compliance with NZECP34:2001*

*Vegetation to be planted within, or adjacent to, the National Grid Yard should be selected and/or managed to ensure that it will not result in that vegetation breaching the Electricity (Hazards from Trees) Regulations 2003.*

- Transpower requests that the status of all other buildings and structures with the National Grid Yard shall be non complying.
- **Transpower seeks** the inclusion of the following addition to the earthworks rules under clause 32.1.6 rule relating specifically to the area rezoned as Urban Residential 2 as part of this Plan Change.

*All earthworks within the National Grid Yard shall meet the following standards:*

- *Earthworks shall be no deeper than 300mm within 6m of the outer visible edge of a transmission line tower support structure; and*
- *Earthworks shall be no deeper than 3m between 6m to 12m from the outer visible edge of a transmission line tower support structure.*
- *At any location in the National Grid Yard, the earthworks shall not:*
  - *create an unstable batter that will affect a transmission line support structure; and/or*
  - *increase ground levels such that the minimum ground to conductor clearance distances in NZECP 34: 2001 are not met*

*Provided that the following earthworks are exempt from the above:*

- *Earthworks undertaken by a network utility operator (complying with NZECP 34: 2001); or*
- *Earthworks undertaken as part of normal rural cultivation, or the repair, sealing or resealing of a road (including a farm track), footpath or driveway.*

*Note:*

*The New Zealand Electrical Code of Practice for Electrical Safe Distances (NZECP 34: 2001) contains restrictions on the location of structures and activities in relation to transmission lines. Compliance with this code is mandatory. Compliance with this plan does not ensure compliance with NZECP34:2001*

- **Amend** rule 32.5 by adding a new non complying activity:  
*“Within any part of the National Grid Yard ( contained within Plan Change Area 65), buildings, structures and activities, including earthworks that do not meet the criteria for permitted activities under Urban Residential 2 Zone rules.*

*Explanation*

*Where an activity requires resource consent because it is within the National Grid Yard then the application need not be publicly notified and need not be served on any affected party apart from Transpower New Zealand Limited who will be considered an affected party.*

- 5.4 Transpower acknowledges that the WARMP currently requires resource consent for a restricted discretionary activity where a proposed subdivision is within 20 metres either side of the centreline of an 110kV electrical transmission line. Transpower supports the retention of this as a minimum. However, to ensure that subdivisions in proximity to National Grid assets are appropriately managed so as avoid subsequent land use from restricting the operation, maintenance, upgrading and development of the Grid and to prevent the establishment of incompatible activities close to those assets, **Transpower's preference** is for rules that ensure any subdivision is designed around the lines. This would require a refinement of the current subdivision rules in the WARMP.

**Relief sought:**

- As a minimum, Transpower **supports the retention** of rule 28.3.4.3 requiring a restricted discretionary activity consent or subdivision within 20 metres of the centreline of an 110 kV electrical line.
- It would however seek that the amendment of the assessment criteria under this rule so that these read:

*“The Council will restrict the exercise of its discretion to those matters in 28.2.5 and to the consideration of the effects **both on and** of the high voltage lines of the subdivision **and subsequent use and development of the land.**”* (Changes in bold and underlined).
- **Transpower's preference** is however that new subdivision rules be introduced that would specifically apply to the land within the Plan Change area. (It is hoped that these rules would apply to the whole of the district once district plan review processes are complete)
- As part of this preferred approach, **Transpower seeks** that the concept of a National Grid Corridor be introduced in relation to subdivision rules applying to the Urban Residential 2 rules applying to Plan Change 65 land. *National Grid Corridor* would be defined as *“the area measured 32m either side of the centreline of an above ground electricity transmission line that is part of the National Grid.”*
- As part of its preferred subdivision approach, **Transpower seeks** the addition of the following rule under Section 28 of the WARMP in relation to Plan Change 65 land:

**Subdivision within the National Grid Corridor**

*Subdivision where:*

- *the land is within the National Grid Corridor;*
- *all allotments identify a building platform for the principal building (and any secondary dwellings), that is located outside the National Grid Yard*

*shall be considered as a restricted discretionary activity. In considering whether or not to grant consent, the Council will restrict the exercise of its discretion to the following matters:*

- (a) *Compliance with the safe separation distance requirements in the New Zealand Electrical Code of Practice for Electrical Safe Distances (NZECP: 34 2001).*
- (b) *The ability for continued reasonable access to existing transmission lines for maintenance, inspections and upgrading.*
- (c) *The extent to which potential adverse effects (including visual) are mitigated through the location of building platforms.*
- (d) *The extent to which the design and construction of the subdivision allows for activities to be set back from high voltage transmission lines to ensure adverse effects on and from the National Grid transmission network and on public safety are appropriately avoided, remedied, or mitigated e.g. through the location of roads and reserves under the route of the line.*
- (e) *The nature and location of any proposed vegetation to be planted in the vicinity of National Grid transmission lines.*
- (f) *The provision for the ongoing efficient operation, maintenance, development and planned upgrade of National Grid transmission lines*
- (g) *The extent to which the subdivision design and consequential development will minimise the potential reverse sensitivity on and amenity and nuisance effects of the transmission asset.*
- (h) *The outcome of any consultation with Transpower*
- (i) *The other matters listed in 28.3.5 as applicable to the site.*

- *As part of its preferred approach, Transpower seeks that any subdivision within the National Grid Corridor that did not comply with the standard for a restricted discretionary activity (i.e. could not identify a building platform for the principal building and any secondary dwelling outside the National Grid Yard) would be a non complying activity.*

5.5 Transpower recognises that the introduction of National Grid Yards and Corridors and related controls on subdivision and land use within these areas would need to be supported by appropriate objectives and rules.



**Relief sought:**

- Transpower offers the following objectives and policies for potential inclusion in the WARMP to support the controls and restrictions it seeks be imposed on subdivision and activities in proximity to National Grid assets.

**Objective**

*To avoid the establishment of land-use activities that could adversely affect (including through reverse sensitivity) the operation, maintenance, upgrading and development of the electricity transmission network within existing transmission corridors..*

**Policies**

*To manage the effects of subdivision, development and land use on the safe, effective and efficient operation, maintenance, upgrading and development of the electricity transmission network by ensuring that:*

- a) Electricity transmission yards and corridors are identified in the Plan Change 65 area to establish buffer distances for managing subdivision and land-use development near the National Grid electricity transmission lines and support structures*
- b) Sensitive activities and other intensive development are excluded from establishing within the National Grid Yard;*
- c) Subdivision is managed within the National Grid Corridor to avoid subsequent land use from restricting the operation, maintenance, upgrading and development of the electricity transmission network*
- d) Changes to existing activities within the National Grid Yard do not further restrict the operation, maintenance, upgrading and development of the electricity transmission network.*

5.6 Transpower supports the continued mapping of the centreline of its National Grid lines on the Planning Map showing the area ( to be) rezoned as Urban Residential 2.

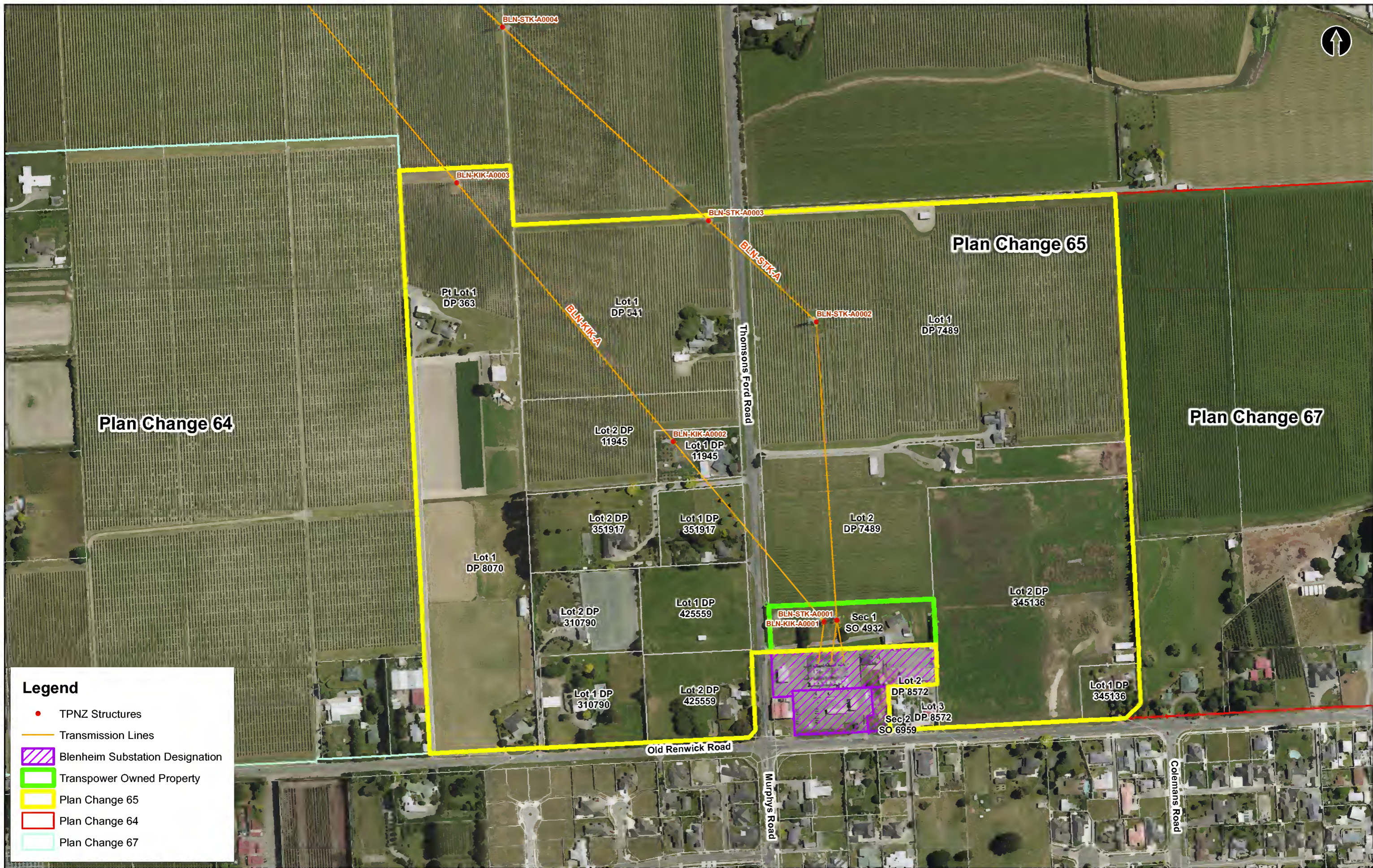
5.7 The specific matters to which Transpower’s submission relates, and the relief sought, are outlined above. Transpower’s submissions seek:

- **Either** the relief set out in the specific submission
- **Or** such other relief to like effect to remedy the concerns outlined in this submission

**And**, in relation to the above, any consequently amendments necessary as a result of the amendments to grant the relief sought.

## **APPENDIX A**

### **MAP SHOWING TRANSPOWER ASSETS WITHIN AND ADJOINING THE AREA OF PROPOSED**



**TRANSPower ASSETS WITHIN AND ADJOINING  
THE AREA OF PROPOSED PLAN CHANGE 65  
TO THE WAIRAU AWATERE RESOURCE MANAGEMENT PLAN**

Projection: NZTM 2000 Scale: 1:3,500 Plan Size: A3L

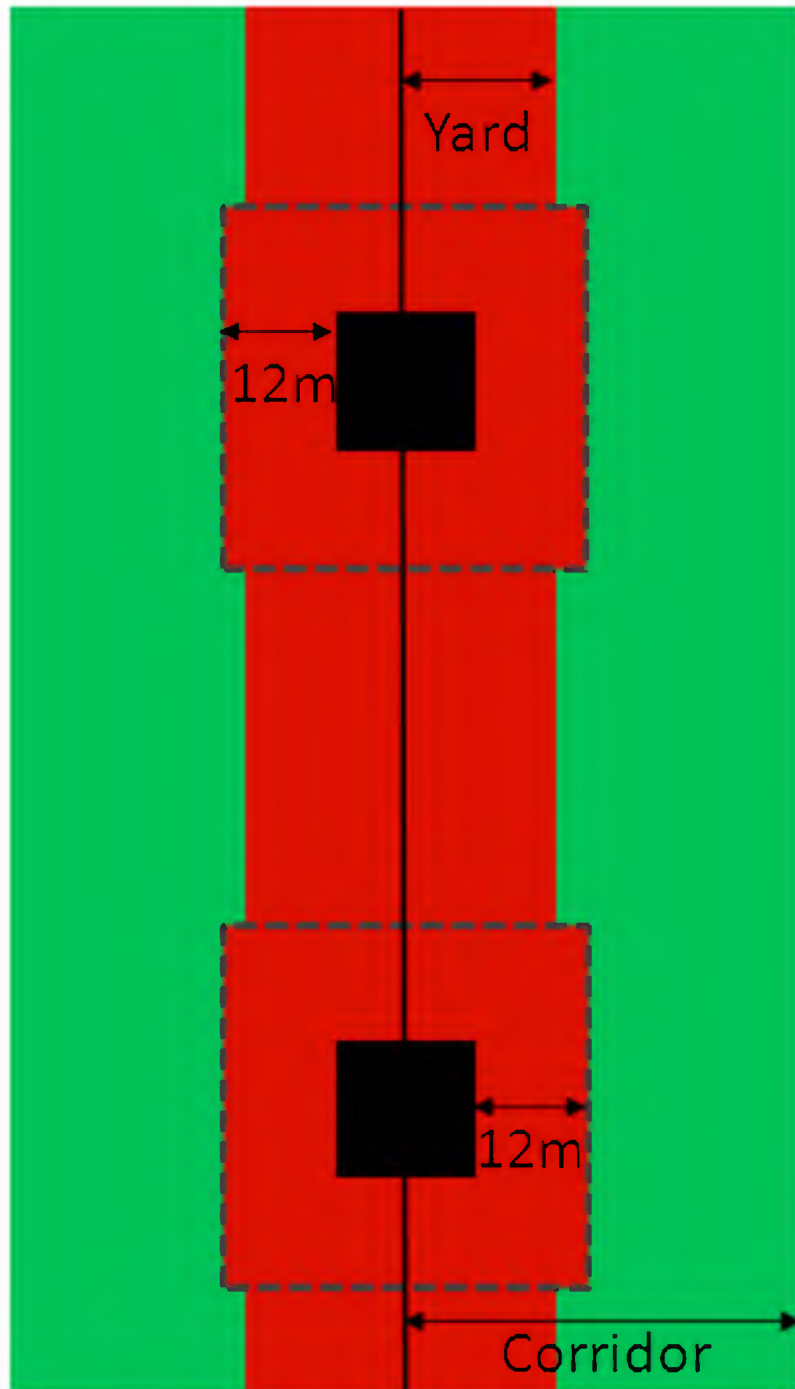


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29/08/2013

## **APPENDIX B**

### **NATIONAL GRID YARD DIAGRAM FOR TRANSMISSION TOWERS**



Not to scale

### LEGEND



Tower



Centreline

Submission on Plan Change 64 - 70  
Blenheim Growth Area One - Rezoning  
to the Wairau/Awatere Resource Management Plan



Submissions close 5.00 pm 30 August 2013

1. Submitter Details

Full Name	David Wilson		
Organisation (if applicable)			
Contact Person (if applicable)			
Postal Address	PO Box 380		
	Blenheim	Post Code	7 2 4 0
Email	wilsondp1@gmail.com		
Telephone Business	022 169 3569	Home	
Fax		Mobile	021 823 314
Address for Service			
(if different from above)			
		Post Code	
Signature (of submitter or person authorised to sign on behalf of submitter)		Date	29/08/2013

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:  
urbangrowth@marlborough.govt.nz

For Office Use  
Submission No:

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

See attached submission letter

*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)*

See attached submission letter

*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 plan change process in placed on hold until "Accepted Services Plan" is finalised.

*Continue on a separate sheet if necessary*

## Submission on Plan Change 64-71 by David Wilson

I support the Council in re-zoning of land for future Urban Residential Development. It will provide certainty for co-ordinated future development of Blenheim without ad-hoc development through private plan change.

### Plan Change 64-70

The concerns I have relate to lack of detail within the plan change documents regarding the mitigation of the effects of urban development on stormwater quality and quantity.

It is well documented that urban development can have detrimental impacts downstream due to increasing the quantity of stormwater runoff in addition to conveying contaminants downstream to sensitive receiving systems.

The plan change document states that:

*“Required upgrading of infrastructure (including preparation of a detailed Accepted Services plan by Council), funding mechanisms, and the sequence of development is set out in more detail in the Council Report “Blenheim Urban Growth Provision of Infrastructure Proposed Plan Changes 64-71” attached as Appendix 6 and in Sections 3.4-3.10 of this plan change document.”*

Regarding stormwater quantity a common phrase used in Sections 3.4-3.10 of the Plan Change Document is *“The “Accepted Services” plan will provide Retention Pond positions and detail.”* Appendix 6 states that *“Work to date has established initial infrastructure concept plans which can now be subject to more detailed survey and engineering design to finalise an “Accepted Services Plan”.”* From this statement Council acknowledges that it has not finalised the “Accepted Services Plan” yet is relying on it in the plan change document.

The lack of background studies and lack of regard for the possible complexities involved is highlighted by the statement in Appendix 6 that *“Hydraulic modelling has been extensively used to ensure future sewer and water upgrades are identified and levels of service and funding requirements can be met.”*

Without understanding the sensitivity of the receiving systems to changes in stormwater quality and quantity the performance requirements of mitigation measures cannot be established. Therefore the design and thus costing and viability of these measures cannot be estimated.

Appendix 6 refers to the use of retention ponds, but has not stated why these treatment systems have been chosen or whether or not there has been any assessment of whether or not these would work. From my experience I would expect that the following information would need to be assessed prior to estimating pond sizes include;

1. Performance criteria (quality or quantity or both)
2. Downstream water levels
3. Ground water levels



Basically I consider that insufficient work has been undertaken to assess stormwater mitigations measures including sensitivity of receiving systems, performance requirements of mitigation measures, costs (including land area required).

**Recommendation**

The stormwater aspects of the "Accepted Services Plan" needs to developed in more detail , "finalised", to ensure that stormwater servicing level of proposed Plan Change is assessed with sufficient detail to have confidence that appropriate performance levels can be obtained. The "Accepted Services Plan" should at least meet the level of details expected of Council from a Private Plan Change.

Plan Changes should be placed on hold until "Accepted Services Plan" has been finalised

A handwritten signature in blue ink, consisting of a stylized 'D' followed by a long horizontal stroke.

David Wilson

CPEng MIPENZ (Civil and Environmental)

**Submission on Plan Change 65 -  
Blenheim Growth Area Two - Rezoning  
to the Wairau/Awatere Resource Management Plan**



**Submissions close 5.00 pm 30 August 2013**

**1. Submitter Details**

Full Name	Marsha and Matt Woodbury			
Organisation (if applicable)				
Contact Person (if applicable)	Quentin Davies			
Postal Address	c/- Gascoigne Wicks, 79 High Street, PO Box 2, Blenheim			
		Post Code	7 2 4 0	
Email	qdavies@gwflaw.co.nz			
Telephone	Business	5791836	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	23 September 2013	

**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: [urbangrowth@marlborough.govt.nz](mailto:urbangrowth@marlborough.govt.nz)

For Office Use  
Submission No:

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 PUBLICLY NOTIFIED PROPOSAL FOR  
POLICY STATEMENT OR PLAN, CHANGE OR VARIATION**

*Clause 6 of First Schedule, Resource Management Act 1991*

To Marlborough District Council

Name of submitter: Marsha and Matt Woodbury

1. This is a submission on the following proposed plan change (the **proposal**):
  - a. Plan Change 65 - Urban Growth Area
2. The submitter could not gain an advantage in trade competition through this submission.
3. The submission relates to the whole of the proposal.
4. The submission is:

*Summary*

- a. The submitter owns a vineyard at 76 Thomsons Ford Road. The vineyard is directly adjacent to the northern boundary of proposed Plan Change 65, on the eastern side of Thomsons Ford Road. The area is currently zoned Rural 3. No changes are proposed to that zoning as part of Plan Change 65, however the plan intends to re-zone the immediately adjacent land as Urban Residential 2.
- b. In the submitter's view, the plan change as currently proposed gives insufficient consideration to the potential reverse sensitivity effects of locating urban residential development immediately adjacent to an established rural (vineyard) use. The proposal is inconsistent with a number of objectives and policies of the plan.
- c. The submitter seeks that:
  - i. The Plan Change be declined in its entirety;
  - ii. That, in the alternative to full decline, appropriate mitigation be put in place to ensure the submitter's operations are not restricted by reverse sensitivity effects associated with residential development. This could include a combination of buffer zones, reverse sensitivity covenants and appropriate noise/visual screening;

*Reverse Sensitivity Issues*

- d. The section 32 report for Plan Change 65 identifies potential reverse sensitivity effects associated with rural activities as an issue but provides in terms of mitigation:

*No specific measures proposed. Some tension between rural and residential activities already exists at present in the area. Residential development is likely to be gradual which may assist in reducing impact. Rural activities are also subject to existing WARMP rules in respect of activities such as frost fans and spray drift to limit adverse effects.*

- e. In the submitter's view it is not sufficient to acknowledge the potential reverse sensitivity effects but provide no mitigation. Plan Change 65 as currently proposed has the potential to greatly exacerbate issues at the rural-residential interface, which is inconsistent with the objectives and policies of the plan and good planning practices.

*Inconsistency with Objectives and Policies of the Plan*

- f. Plan Change 65 is inconsistent with a number of objectives and policies of the plan, contrary to s 76(1)(b) of the Resource Management Act 1991. In particular:
  - i. Objective 2, Chapter 11 of the plan is to "Ensure that growth occurs in locations suitable for residential development." The commentary to the objective notes "The Council recognises that the principle rural activities inherently involve effects that may not meet the expectations of an urban environment and that there needs to be compromise of those expectations at the urban/rural interface."

In the submitter's view this objective has not been met. Plan Change 65 draws an arbitrary line between rural and urban uses and does not provide for a "compromise" of expectations at the rural/urban interface. The existing adjacent vineyard use illustrates the location is not suitable for residential development.
  - ii. Policy 1.4, Chapter 22 provides that the plan should accommodate inherently noisy activities and processes which are ancillary to normal activities within industrial and rural areas.

The rezoning of the land immediately adjacent to the submitter's vineyard does not accommodate the established activities on the site. Rather, the proposal is likely to give rise to reverse sensitivity effects which could ultimately impact on the submitter's operations.
  - iii. Policy 1.6, Chapter 23 provides that the plan should recognise the potential for amenity conflict between the rural environment and activities on the urban periphery.

The proposals do not recognise the potential conflict between the existing vineyard activity and potential residential development. No mitigation to address the amenity issues is proposed.
- g. Given the inconsistencies with these objectives and policies, there is a strong argument that Plan Change 65 is not the most appropriate way to achieve the objectives of the plan, as required pursuant to s 32(3)(b) of the Resource Management Act 1991.

- 5. The submitter therefore seeks the following decision from the local authority:
  - a. That Plan Change 65 be declined in its entirety;
  - b. That, in the alternative to full decline, appropriate mitigation be put in place to ensure the submitter's operations are not restricted by reverse sensitivity effects associated with residential development. This could include a combination of buffer zones, reverse sensitivity covenants and appropriate noise/visual screening;

6. The submitter wishes to be heard in support of its submission.



.....  
Quentin A M Davies

Solicitor for Submitter

Date: 23 September 2013

**Address for service of Submitter:**

Gascoigne Wicks

79 High Street, Blenheim 7201

PO Box 2

BLenheim 7240

Telephone: 03 578 4229

Fax: 03 578 4080

Contact person: Quentin A M Davies

23 September 2013

Marlborough District Council  
PO Box 443  
BLENHEIM 7240

E-mail: [urbangrowth@marlborough.govt.nz](mailto:urbangrowth@marlborough.govt.nz)

Attention: Planning Technician

### **Plan Change 65 Submission - Waiver of Timeframes**

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1. Please find **enclosed** a submission on Plan Change 65 on behalf of Matt and Marsha Woodbury.
2. The submitters are aware that the timeframe for submissions to be lodged passed on 30 August 2013. They therefore seek a waiver of the timeframe for lodging submissions pursuant to s 37(1)(b) of the Resource Management Act 1991. The waiver is applied for on the basis that the submitters live out of the country and Plan Change 65 was not brought to their attention until after the closing date for submissions.
3. Please do not hesitate to contact us if you have any queries or concerns.

Yours faithfully  
**GASCOIGNE WICKS**



**Quentin Davies | Peta-Claire Brunel**

Partner | Staff Solicitor

**Email** | [qdavies@gwlaw.co.nz](mailto:qdavies@gwlaw.co.nz) | [pbrunel@gwlaw.co.nz](mailto:pbrunel@gwlaw.co.nz)

cc Mark Caldwell

## Heather Sinclair

---

**Subject:** FW: Transpower submission on Plan Change 65 to the Wairau Awatere Resource Management Plan  
**Attachments:** FORM 5.pdf; FINAL submission on MDC plan change 25.pdf

**HEATHER SINCLAIR**  
Senior Environmental Advisor

**Transpower New Zealand Ltd**  
96 The Terrace, PO Box 1021, Wellington

**P** 04 590 6941 **PLEASE NOTE MY DDI HAS CHANGED**  
**M** 021 228 6126  
[www.transpower.co.nz](http://www.transpower.co.nz)

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Thank you.

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**From:** Heather Sinclair  
**Sent:** Friday, 30 August 2013 16:48  
**To:** 'urbangrowth@marlborough.govt.nz'  
**Subject:** Transpower submission on Plan Change 65 to the Wairau Awatere Resource Management Plan

Dear Sir/Madam

Please find the attached submission by Transpower New Zealand to Plan Change 65 of the Wairau Awatere Resource Management Plan. .

Transpower would welcome the opportunity to meet with Council prior to the hearings relating to this Plan Change to clarify/discuss the matters raised in this submission.

Yours sincerely

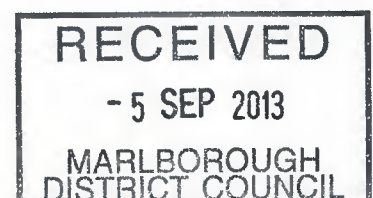
**HEATHER SINCLAIR**  
Senior Environmental Advisor

**Transpower New Zealand Ltd**  
96 The Terrace, PO Box 1021, Wellington

**P** 04 590 6941 **PLEASE NOTE MY DDI HAS CHANGED**  
**M** 021 228 6126  
[www.transpower.co.nz](http://www.transpower.co.nz)

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Thank you.





**Submission on Plan Change 65 -  
Blenheim Growth Area Two - Rezoning  
to the Wairau/Awatere Resource Management Plan**

**Submissions close 5.00 pm 30 August 2013**

**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:  
[urbangrowth@marlborough.govt.nz](mailto:urbangrowth@marlborough.govt.nz)

For Office Use  
Submission No:

SEE ATTACHED SUBMISSION

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

*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)*

*Continue on a separate sheet if necessary*

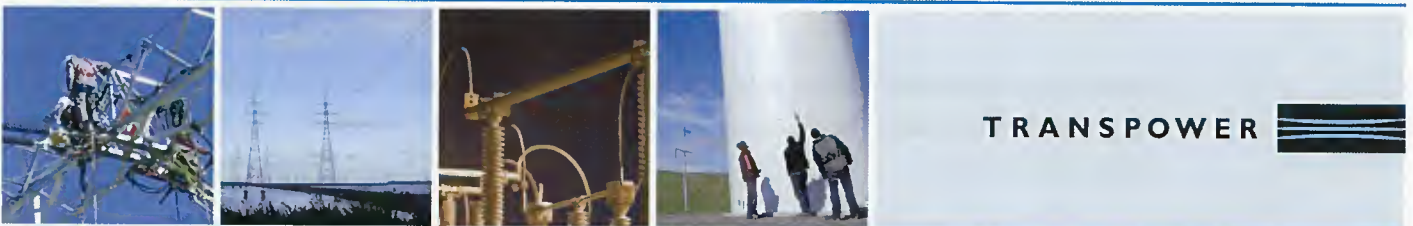
7. The decision I seek from Council is: *(where amendments are sought, provide details of what changes you would like to see)*

*Continue on a separate sheet if necessary*

# Submission by Transpower New Zealand Limited on Proposed Plan Change 65 to the Wairau/Awatere Resource Management Plan

30<sup>th</sup> August 2013

*Keeping the energy flowing*



**ADDRESS FOR SERVICE:**

Transpower New Zealand Limited  
c/- Heather Sinclair  
96 The Terrace  
PO Box 1021  
Wellington 6140

Email: [environment.policy@transpower.co.nz](mailto:environment.policy@transpower.co.nz)

**SUBMISSION BY TRANSPOWER NEW ZEALAND LTD ON PLAN CHANGE 65- BLENHEIM GROWTH AREA TWO – REZONING TO THE WAIRAU-AWATERE RESOURCE MANAGEMENT PLAN 65**

**1.0 OVERVIEW**

1.1 The following is the submission from Transpower New Zealand Limited ('Transpower') on Proposed Plan Change 65 – Blenheim Growth Area Two – Rezoning – to the Wairau Awatere Resource Management Plan ("WARMP"). This submission seeks to ensure that the proposed rezoning of this area from Rural 3 to (low density) Urban Residential 2 appropriately recognises and provides for the National Grid.

1.2 Transpower notes that Plan Change 65 recognises the potential for reverse sensitivity effects on its assets from residential development of this area. It also notes the statement under the heading "Mitigation" in Table 2 ( page 15 of the Plan Change document) that:

*"Potential no build zones either side of the transmission lines with the area used for open space and roading. As yet Transpower have not responded in respect of possible mitigation measures.*

*Rule 28.3.5 of the WARMP requires subdivision proposals located within an area 20m either side of 110kV transmission lines to be considered as discretionary activities and mitigation could be addressed at this time."*

1.3 Transpower notes that the intent of this Plan Change, and of associated Plan Changes 64, 66, 67, 68, 69, 70 and 71, is to accommodate future urban growth in the Blenheim vicinity and to facilitate residential development of the sites. In making this submission, Transpower's general purpose is to ensure that this Plan Change gives effect to the National Policy Statement on Electricity Transmission ( "NPSET") in relation to its assets within, and adjoining, the area of Plan Change 65 ( also referred to as Growth Area 2). In particular that the proposed residential rezoning:

- Does not compromise the operation, maintenance, upgrading and development of these National Grid assets within the area of the Plan Change
- Manages activities so as to avoid reverse sensitivity effects on the National Grid
- Identifies a buffer corridor within which sensitive activities are not permitted.

1.4 In making this submission, Transpower acknowledges that it was approached by Council's consultant in April this year seeking comments in respect of proposed development in proximity to our lines in the Blenheim-North and Area 1 sections

identified in the report “*Growing Marlborough – A strategy for the Future*”. We did not respond formally until July – too late to influence the contents of the Plan Changes as notified. Transpower apologises for this delayed response and any inconvenience this may have caused Council in the development of Plan Change 65.

## 2.0 INTRODUCTION

- 2.1 Transpower New Zealand Limited (Transpower) is the State Owned Enterprise that plans, builds, maintains, and operates New Zealand’s high voltage transmission network (The National Grid).
- 2.2 The National Grid comprises some 12,000 km of transmission lines and cables and around 178 substations which link generators to distribution companies and major industrial users throughout the North and South Islands. The link extends from Kaikohe to Tiwai Point. The national control centres, located in Wellington and Hamilton, operate a network of some 300 telecommunication sites which link together the components that make up the National Grid.
- 2.3 One of Transpower’s key objectives is to maintain and develop the National Grid. As part of this objective, Transpower must plan and develop the network to meet increasing demand, and to connect new generation, which contributes to New Zealand’s economic and social aspirations.
- 2.4 The land included within Proposed Plan Change 65 is traversed by the following National Grid transmission lines:
- The Blenheim-Kikawa A (BLN-KIK-A) 110kV transmission line including three towers
  - The Blenheim to Stoke A (BLN-STK-A) 110kV transmission line three towers

These lines are mapped on Planning Map 156, *Roselands and Springlands*.

- 2.5 The boundary of the area proposed to be rezoned under Plan Change 65 also abuts the northern boundary of Transpower’s Blenheim substation. The substation land, comprising Section 1 SO 4246, Lot 1 DP 8572 and Pt Section 1 SO 6959, is designated for substation purposes in the Wairau Awatere Resource Management Plan – refer designation 83 on Planning Map 156. There are no conditions attached to this designation.
- 2.6 The location of Transpower’s lines and structures and of the Blenheim substation designation in relation to Proposed Plan Change 65 is shown on the map attached as **Appendix A**.

### 3.0 STATUTORY FRAMEWORK

3.1 Under the Resource Management Act 1991 (RMA), Transpower's electricity infrastructure is a significant physical resource that must be sustainably managed, and adverse effects on that infrastructure must be avoided, remedied or mitigated.

3.2 **The National Policy Statement on Electricity Transmission (NPSET)**, gazetted in March 2008, confirms the national significance of the National Grid. It establishes a national policy direction to recognise the benefits of transmission, the effects of the National Grid and the need to appropriately manage activities and development close to it. The objective of the NPSET is:

*To recognise the national significance of the electricity transmission network by facilitating the operation, maintenance and upgrade of the existing transmission network and the establishment of new transmission resources to meet the needs of present and future generations, while:*

- *Managing the adverse environmental effects of the network; and*
- *Managing the adverse effects of other activities on the network.*

3.3 The NPSET contains 14 policies.

Policy 1 recognises the national benefits of transmission, while Policies 2 – 9 guide the management of the environmental effects of transmission, setting out a general set of responsibilities on both decision makers and Transpower, which can be summarised as follows:

***Responsibilities on Decision Makers (summarised):***

- Existing assets should be able to be reasonably operated, maintained, upgraded and developed (Policies 2 and 5);
- Technical and operational constraints of the network should be recognised (Policy 3);
- For new transmission or major upgrades, decision makers should recognise and provide for the effective development of the network and consideration should be given as to how the route, site and method selection have avoided, remedied or mitigated adverse effects (Policies 2 and 4).

**Responsibilities on Transpower (summarised):**

- In urban environments, adverse effects on urban amenity should be minimised (i.e. reduced to the extent feasible), and adverse effects on town centres and on areas of high recreational value or amenity and existing sensitive areas should be avoided (Policy 7);
- In rural environments, planning and development of the transmission system should seek to avoid adverse effects on outstanding natural landscapes, areas of high natural character, areas of high recreation value and amenity, and existing sensitive activities (i.e. avoided where possible) (Policy 8);
- For major upgrades, where possible, existing adverse effects, including effects on sensitive activities, should be reduced (Policy 6).

3.4 Policies 10 and 11 guide the management of activities undertaken by other parties and the associated potential adverse effects on the transmission network. Policy 10 requires decision makers to manage activities to ensure that the operation, maintenance, upgrading and development of the network is not compromised and avoid reverse sensitivity effects on the transmission network. Policy 11 requires local authorities to consult with Transpower and identify an appropriate buffer corridor within which it can be expected that sensitive activities will generally not be provided for in plans and/or given resource consent.

3.5 Policy 12 requires territorial authorities to identify the transmission network on their planning maps. Policy 13 requires decision makers to recognise the designation process as facilitating long-term planning of the infrastructure and Policy 14 is directed towards regional councils.

3.6 Also of relevance are the **Resource Management (National Environmental Standards for Electricity Transmission Activities) Regulations 2009** (NESETA) which came into effect on 14 January 2010. The NESETA sets out a national framework of permissions and consent requirements for activities on existing high voltage transmission lines. Activities include the operation, maintenance and upgrading of existing lines.

3.7 The NESETA:

- specifies that electricity transmission activities are permitted, subject to terms and conditions to ensure that these activities do not have significant adverse effects on the environment
- specifies the resource consent requirements for electricity transmission activities that do not meet the terms and conditions for permitted activities.

3.8 The NESETA only applies to existing high voltage electricity transmission lines existing at 14 January 2010. It does not apply to either the construction of new transmission lines or to substations. The NESETA does not apply to electricity distribution lines –

these are the lines carrying electricity from regional substations to electricity users. It replaces district plan rules (and regional rules in some cases) for RMA approvals for works and activities on existing transmission lines.

#### **4.0 PLAN CHANGE 65 AND IMPLEMENTATION OF THE NPSET**

4.1 The Wairau Awatere Resource Management Plan (“WARMP”) only partially gives effect to the NPSET by:

- Identifying National Grid transmission lines on the appropriate Planning Maps with the notation “*Transmission centreline*”
- Requiring, under rule 28.3.4.3, that subdivisions which would otherwise meet the criteria for a Controlled Activity Subdivision but are within an area measured 20 metres either side of the centre point of an electrical transmission line designed to operate at, or above, 110kV, be considered as a Restricted Discretionary Activity. Council will restrict the exercise of its discretion to those matters in 28.2.5 (which include the use of the site and the shape and position of the lot) and to the consideration of the effects of the subdivision on the high voltage transmission lines.

4.2 However the WARMP does not specifically address a number of the policy considerations of the NPSET – particularly polices 10 and 11 requiring the protection of the existing network from the issues of reverse sensitivity and the effects of the other’s activities.

4.3 Transpower recognises that Growth Area 2, encompassed in Plan Change 65, comprises but a small part of the total area falling within the jurisdiction of the WARMP. However, local authorities are required to give effect to the NPSET within four years of its approval – and that timeframe has now passed. Transpower therefore submits that it is both appropriate and timely that, for this area at least, the NPSET is given full effect to, particularly in the light of the proposed intensification of development.

4.4 The proposed re-zoning of Growth Area 2 as residential has the potential to adversely affect the National Grid in a number of ways including:

- Reverse sensitivity effects relating to Blenheim Substation – the intensification of development could result in complaints about the substation, such as visual and noise effects on any future adjoining residential development;
- Under-build and encroaching residential development which can lead to both increased health and safety risks (such as flashover effects or direct contact



with the line) and to potential health and safety issues such as earth potential rise (EPR).<sup>1</sup> It can also give rise to amenity concerns and lead to pressures to underground/remove lines;

- Operational risks and issues posed by encroaching development including loss of physical access to the line;
- Earthworks associated with site development can also be problematic:
  - Ground levels can be raised resulting in a reduction of the vertical safety distance between the transmission line corridors;
  - They can undermine support structure foundations;
  - They can generate dust which can cause temporary shutdowns if it settles on electrical insulators and is then moistened by light rain.
- Failure to comply with the New Zealand Electrical Code of Practice for Electrical Safe Distances (NZECP 34: 2001) during development and subsequent use of the residential areas.

## 5.0 TRANSPOWER'S SPECIFIC SUBMISSIONS ON PLAN CHANGE 65

5.1 Transpower's general position is that :

- It **opposes** the rezoning of Section 1 SO 4932, the Transpower owned parcel on the northern boundary of its Blenheim Substation.
- It supports in principle the proposed residential rezoning subject to appropriate protection for the ongoing operation, maintenance, upgrade and development of its network and its protection from the issues of reverse sensitivity and the effects of others' activities

5.2 Transpower **opposes** the proposed rezoning to Residential 3 of land parcel Section 1 SO 4932 (Identifier 3706165). This land, on the northern boundary of the Blenheim substation, is owned by Transpower and contains two transmission towers as well as an existing dwelling and various accessory buildings. The dwelling is only intermittently occupied by Transpower maintenance staff and permanent employees ( for holiday accommodation). This land serves as a buffer between the substation and any future residential sensitivity effects including noise and visual.

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<sup>1</sup> Earth potential rise or EPR is the potential (difference) between the local earth and the earth at a remote point due to the flow of electric current from line to earthing system to earth.

While Transpower's ownership means that it has a control over the future development of this parcel, the proposed rezoning would signal that this parcel is potential available for be for residential development. This is not the case.

**Relief sought:**

- Transpower seeks the retention of the current Rural 3 zoning for Section 1 SO 4932.

5.3 Transpower notes that the Plan Change does not provide for any consequential changes to the rules in Chapter 32 Urban Residential 1 and 2 Zones. That is, the current Residential rules would apply to the land within Plan Change 2. Transpower **opposes** the lack of specific identification of a buffer corridor where its' 110kV BLN-KIK-A and BLN-STK-A lines traverse the area of the Plan Change. This is a requirement of the NPSET and is a mechanism for preventing the establishment of incompatible activities, including sensitive activities, in proximity to these lines. The definition of *sensitive activities* in the NPSET includes school, residential buildings and hospitals. In terms of the permitted activities listed in rule 32.1.1 of the WARMP, *sensitive activities* would include the "building" component of WARMP's definition of residential activities, homestays and most temporary buildings as described in rule 32.1.8. Residential activities are defined in the WARMP as meaning:

*Land and buildings used by people for the purpose of living accommodation where occupiers voluntarily intend to live at the site for a period of one month or more and will generally refer to the site as their house and permanent address and includes accessory buildings and leisure activities."*

Transpower's primary concern is around the potential for residentially occupied buildings to establish in close proximity to the lines. Not only is such use incompatible, it also has the potential for reverse sensitivity effects. Intensification of development can also inhibit access and compromise Transpower's ability to undertake maintenance. For this reason, Policy 11 of the NPSET requires that local authorities consult with Transpower to identify an appropriate buffer corridor within which sensitive activities will generally not be provided for. or. Earthworks also have the potential to adversely impact the lines. The earthworks rules for this Zone, embodied in clause 32.1.6, do not provide for the management of these effects.

*Relief sought:*

- **Transpower seeks** the introduction of the concept of a National Grid Yard to the Urban Residential 2 rules applying to the land within Plan Change 65.

Buildings, structures and activities within this Yard would be restricted by the implementation of appropriate rules.

- **Transpower seeks** that the following definition of National Grid Yard be incorporated in the WARMP rules applying to this Plan Change Area:

*National Grid Yard means the area located 12 metres in any direction from the outer edge of a National Grid support structure and the area located 12 metres either side of the centreline of an overhead National Grid line.*

Note: A diagram to support this definition is attached as Appendix B. .

- **Transpower seeks** the inclusion of the following rule relating specifically to the area rezoned as Urban Residential 2 as part of this Plan Change. (One method of introducing this might be by way of a performance standard attached to permitted activities):

#### ***Activities around National Grid Towers***

*No buildings or structures shall be located within a National Grid Yard, except for:*

- *Fences less than 2.5m high and more than 5m from a transmission line support structure.*
- *A small shed no more than 2.5 metres high and with a footprint not exceeding 10m<sup>2</sup>*
- *Alterations and additions to existing buildings for residential activities that do not involve an increase in the building envelope or floor space.*

*Network utilities within a transport corridor or any part of electricity infrastructure that connects to the National Grid that complies with the New Zealand Electrical Code of Practice for Electrical safe Distances (NZECP 34:2001) Under the National Grid Conductors (wires)*

- *Fences less than 2.5m high.*
- *Alterations and additions to existing buildings for sensitive activities that do not involve an increase in the building envelope or floor space.*
- *Network Utilities within a transport corridor or any part of electricity infrastructure that connects to the National Grid.*

Notes:

*The New Zealand Electrical Code of Practice for Electrical Safe Distances (NZECP 34: 2001) contains restrictions on the location of structures and activities in relation to transmission lines. Compliance with this code is mandatory. Compliance with this plan does not ensure compliance with NZECP34:2001*

*Vegetation to be planted within, or adjacent to, the National Grid Yard should be selected and/or managed to ensure that it will not result in that vegetation breaching the Electricity (Hazards from Trees) Regulations 2003.*

- Transpower requests that the status of all other buildings and structures with the National Grid Yard shall be non complying.
- **Transpower seeks** the inclusion of the following addition to the earthworks rules under clause 32.1.6 rule relating specifically to the area rezoned as Urban Residential 2 as part of this Plan Change.

*All earthworks within the National Grid Yard shall meet the following standards:*

- *Earthworks shall be no deeper than 300mm within 6m of the outer visible edge of a transmission line tower support structure; and*
- *Earthworks shall be no deeper than 3m between 6m to 12m from the outer visible edge of a transmission line tower support structure.*
- *At any location in the National Grid Yard, the earthworks shall not:*
  - *create an unstable batter that will affect a transmission line support structure; and/or*
  - *increase ground levels such that the minimum ground to conductor clearance distances in NZECP 34: 2001 are not met*

*Provided that the following earthworks are exempt from the above:*

- *Earthworks undertaken by a network utility operator (complying with NZECP 34: 2001); or*
- *Earthworks undertaken as part of normal rural cultivation, or the repair, sealing or resealing of a road (including a farm track), footpath or driveway.*

*Note:*

*The New Zealand Electrical Code of Practice for Electrical Safe Distances (NZECP 34: 2001) contains restrictions on the location of structures and activities in relation to transmission lines. Compliance with this code is mandatory. Compliance with this plan does not ensure compliance with NZECP34:2001*

- **Amend** rule 32.5 by adding a new non complying activity:  
*“Within any part of the National Grid Yard ( contained within Plan Change Area 65), buildings, structures and activities, including earthworks that do not meet the criteria for permitted activities under Urban Residential 2 Zone rules.*

*Explanation*

*Where an activity requires resource consent because it is within the National Grid Yard then the application need not be publicly notified and need not be served on any affected party apart from Transpower New Zealand Limited who will be considered an affected party.*

- 5.4 Transpower acknowledges that the WARMP currently requires resource consent for a restricted discretionary activity where a proposed subdivision is within 20 metres either side of the centreline of an 110kV electrical transmission line. Transpower supports the retention of this as a minimum. However, to ensure that subdivisions in proximity to National Grid assets are appropriately managed so as avoid subsequent land use from restricting the operation, maintenance, upgrading and development of the Grid and to prevent the establishment of incompatible activities close to those assets, **Transpower's preference** is for rules that ensure any subdivision is designed around the lines. This would require a refinement of the current subdivision rules in the WARMP.

**Relief sought:**

- As a minimum, Transpower **supports the retention** of rule 28.3.4.3 requiring a restricted discretionary activity consent or subdivision within 20 metres of the centreline of an 110 kV electrical line.
- It would however seek that the amendment of the assessment criteria under this rule so that these read:

*"The Council will restrict the exercise of its discretion to those matters in 28.2.5 and to the consideration of the effects **both on and** of the high voltage lines of the subdivision **and subsequent use and development of the land.**" (Changes in bold and underlined).*

- **Transpower's preference** is however that new subdivision rules be introduced that would specifically apply to the land within the Plan Change area. (It is hoped that these rules would apply to the whole of the district once district plan review processes are complete)
- As part of this preferred approach, **Transpower seeks** that the concept of a National Grid Corridor be introduced in relation to subdivision rules applying to the Urban Residential 2 rules applying to Plan Change 65 land. *National Grid Corridor* would be defined as *"the area measured 32m either side of the centreline of an above ground electricity transmission line that is part of the National Grid."*
- As part of its preferred subdivision approach, **Transpower seeks** the addition of the following rule under Section 28 of the WARMP in relation to Plan Change 65 land:

**Subdivision within the National Grid Corridor**

*Subdivision where:*

- *the land is within the National Grid Corridor;*
- *all allotments identify a building platform for the principal building (and any secondary dwellings), that is located outside the National Grid Yard*

*shall be considered as a restricted discretionary activity. In considering whether or not to grant consent, the Council will restrict the exercise of its discretion to the following matters:*

- (a) Compliance with the safe separation distance requirements in the New Zealand Electrical Code of Practice for Electrical Safe Distances (NZECP: 34 2001).*
- (b) The ability for continued reasonable access to existing transmission lines for maintenance, inspections and upgrading.*
- (c) The extent to which potential adverse effects (including visual) are mitigated through the location of building platforms.*
- (d) The extent to which the design and construction of the subdivision allows for activities to be set back from high voltage transmission lines to ensure adverse effects on and from the National Grid transmission network and on public safety are appropriately avoided, remedied, or mitigated e.g. through the location of roads and reserves under the route of the line.*
- (e) The nature and location of any proposed vegetation to be planted in the vicinity of National Grid transmission lines.*
- (f) The provision for the ongoing efficient operation, maintenance, development and planned upgrade of National Grid transmission lines*
- (g) The extent to which the subdivision design and consequential development will minimise the potential reverse sensitivity on and amenity and nuisance effects of the transmission asset.*
- (h) The outcome of any consultation with Transpower*
- (i) The other matters listed in 28.3.5 as applicable to the site.*

- As part of its preferred approach, Transpower seeks that any subdivision within the National Grid Corridor that did not comply with the standard for a restricted discretionary activity (i.e. could not identify a building platform for the principal building and any secondary dwelling outside the National Grid Yard) would be a non complying activity.

- 5.5 Transpower recognises that the introduction of National Grid Yards and Corridors and related controls on subdivision and land use within these areas would need to be supported by appropriate objectives and rules.

**Relief sought:**

- Transpower offers the following objectives and policies for potential inclusion in the WARMP to support the controls and restrictions it seeks be imposed on subdivision and activities in proximity to National Grid assets.

**Objective**

*To avoid the establishment of land-use activities that could adversely affect (including through reverse sensitivity) the operation, maintenance, upgrading and development of the electricity transmission network within existing transmission corridors..*

**Policies**

*To manage the effects of subdivision, development and land use on the safe, effective and efficient operation, maintenance, upgrading and development of the electricity transmission network by ensuring that:*

- a) Electricity transmission yards and corridors are identified in the Plan Change 65 area to establish buffer distances for managing subdivision and land-use development near the National Grid electricity transmission lines and support structures*
- b) Sensitive activities and other intensive development are excluded from establishing within the National Grid Yard;*
- c) Subdivision is managed within the National Grid Corridor to avoid subsequent land use from restricting the operation, maintenance, upgrading and development of the electricity transmission network*
- d) Changes to existing activities within the National Grid Yard do not further restrict the operation, maintenance, upgrading and development of the electricity transmission network.*

5.6 Transpower supports the continued mapping of the centreline of its National Grid lines on the Planning Map showing the area ( to be) rezoned as Urban Residential 2.

5.7 The specific matters to which Transpower’s submission relates, and the relief sought, are outlined above. Transpower’s submissions seek:

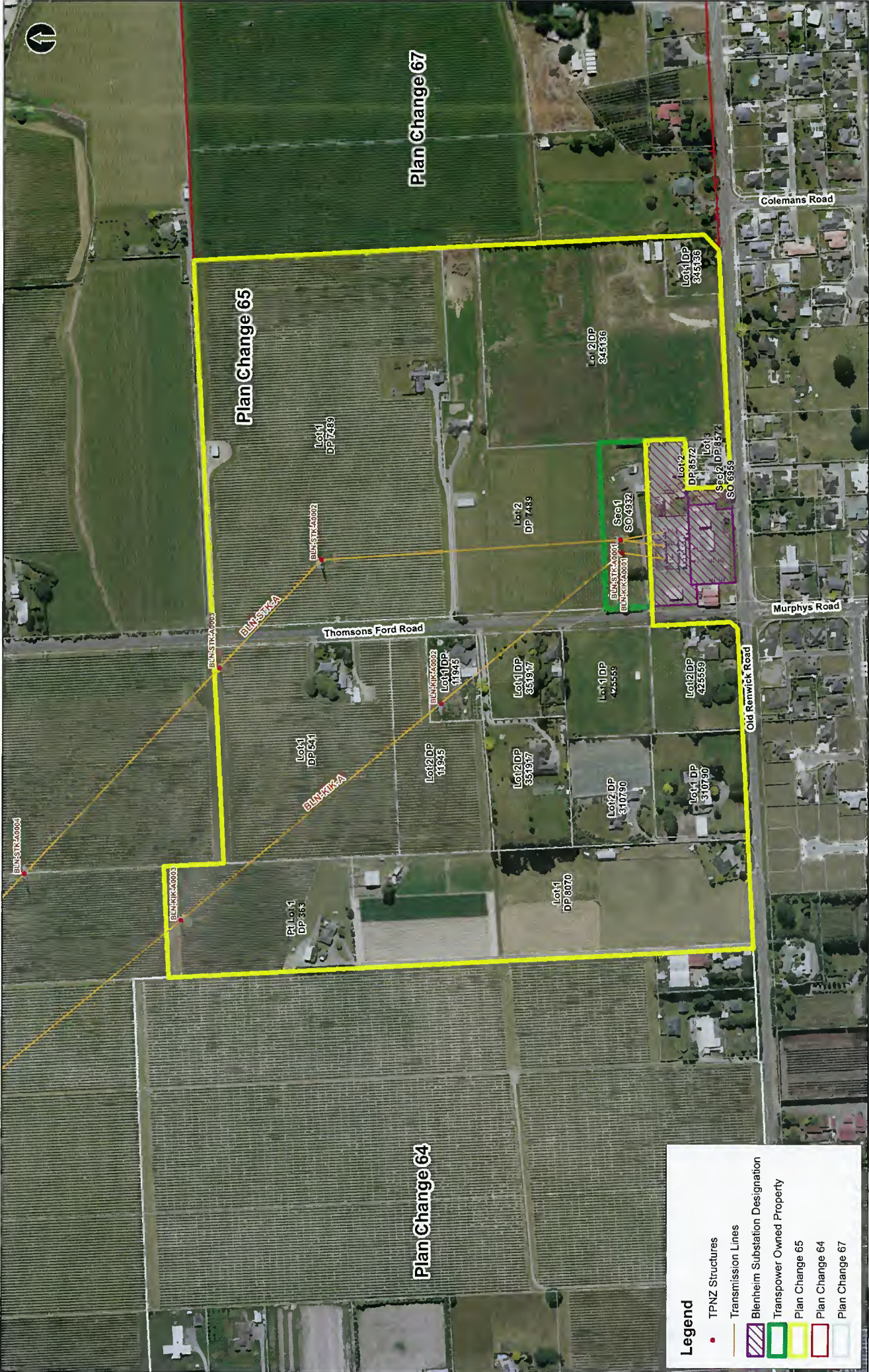
- **Either** the relief set out in the specific submission
- **Or** such other relief to like effect to remedy the concerns outlined in this submission

**And**, in relation to the above, any consequently amendments necessary as a result of the amendments to grant the relief sought.

## **APPENDIX A**

### **MAP SHOWING TRANSPOWER ASSETS WITHIN AND ADJOINING THE AREA OF PROPOSED**





**Legend**

- TPNZ Structures
- Transmission Lines
- Blenheim Substation Designation
- Transpower Owned Property
- Plan Change 65
- Plan Change 64
- Plan Change 67

**T R A N S P O W E R**

Projection: NZTM 2000 Scale: 1:3,500 Plan Size: A3L

**TRANSPOWER ASSETS WITHIN AND ADJOINING  
THE AREA OF PROPOSED PLAN CHANGE 65  
TO THE WAIRAU AWATERE RESOURCE MANAGEMENT PLAN**

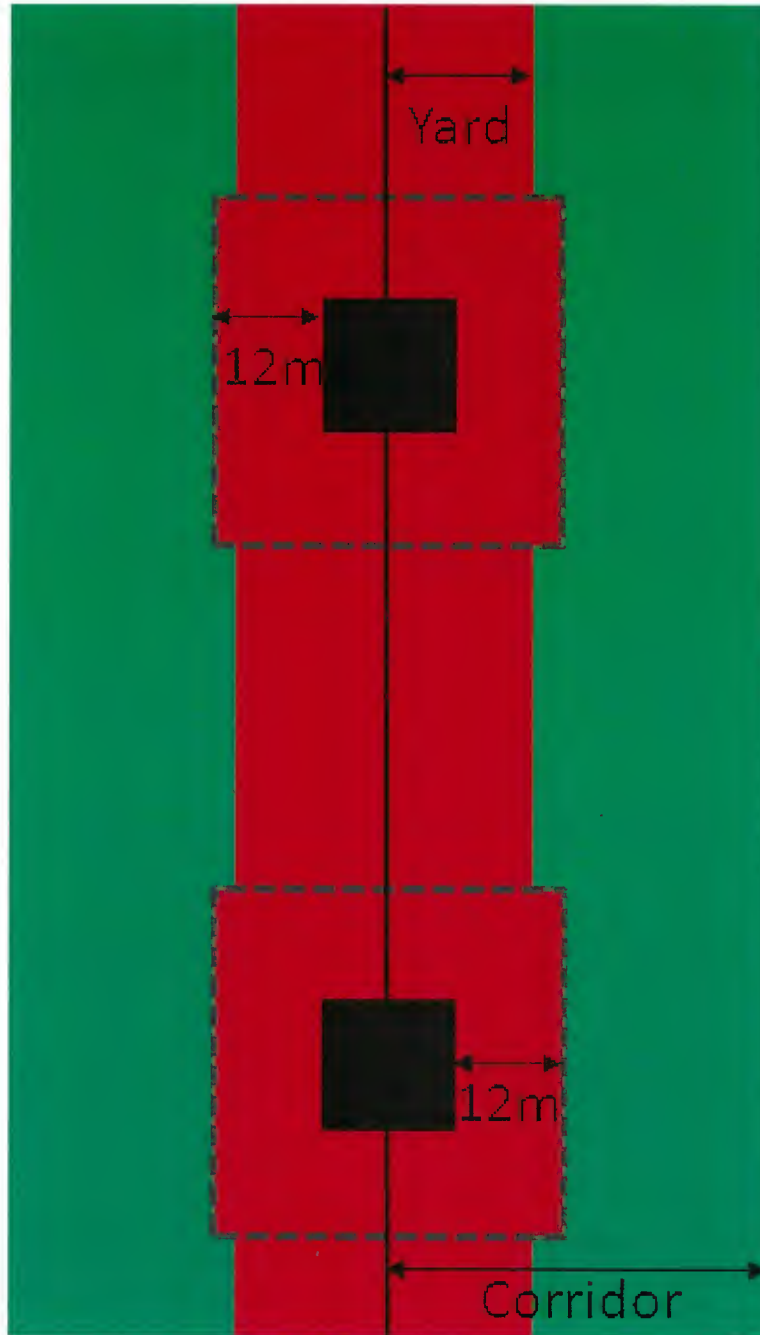


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29/08/2013

## **APPENDIX B**

### **NATIONAL GRID YARD DIAGRAM FOR TRANSMISSION TOWERS**



Not to scale

### LEGEND



Tower



Centreline