

Wairau/Awatere Resource Management Plan

Plan Change 72 – Marlborough Ridge Rezoning

Summary of Submissions

August 2014

Submission Summary - Plan Change 72 - Marlborough Ridge Rezoning - By Name

Rodney & Diane Lofthouse - Submitter #: 1

Submission Point: 01 - Whole Plan Change

Submission: Supports the Plan Change with amendments

Relief sought: The addition of the following amendments:

- 1) There shall be no further subdivision of existing residential sections.
- 2) That homestays do not become a permitted activity under the new zoning and continue to require resource consent.

John Arthur O'Brien - Submitter #: 2

Submission Point: 01 - Whole Plan Change

Submission: Supports the Plan Change with amendments

Relief sought: Amend the proposal as follows;

- 1) Not to allow further subdivision of existing residential sections at Marlborough Ridge for which titles have been issued.
- 2) Not to allow "Homestay" operations as a permitted activity but to require resource consent approval in all cases.

Peter Grigg - Submitter #: 3

Submission Point: 01 - Whole Plan Change

Submission: Supports the proposal subject to the following conditions :-

No further subdivision of existing residential sections.

Retain one dwelling per certificate of title.

Homestays to require resource consent as they currently do in the Marlborough Ridge Zone.

These amendments are required to protect the future availability of water, sewage disposal, parking, privacy and space.

Relief sought: I would like the council to include amendments to the Township Residential Zone as detailed in my submission.

1. No further subdivision of existing residential sections. Also retain 'one dwelling per certificate of title'.
2. Homestays do not become a Permitted Activity at Marlborough Ridge but continue to require Resource Consent as they do in the current Marlborough Ridge Zone.

Christine Anne Grigg - Submitter #: 4

Submission Point: 01 - Whole Plan Change

Submission: Supports the proposals subject to the following conditions :-

No further subdivision of existing residential sections.

Retain one dwelling per certificate of title.

Homestays to require resource consent as they currently do in the Marlborough Ridge Zone.

These amendments are required to protect the future availability of water, sewage disposal, parking, privacy and space.

Relief sought: I would like the council to include amendments to the Township Residential Zone as detailed in my submission.

1. No further subdivision of existing residential sections. Also retain 'one dwelling per certificate of title'.

2. Homestays do not become a Permitted Activity at Marlborough Ridge but continue to require Resource Consent as they do in the current Marlborough Ridge Zone.

New Zealand Defence Force (Phillipa Lee) - Submitter #: 5

Submission Point: 02 - Methods of Implementation

Submission: New Zealand Defence Force maintains a significant facility at Woodbourne. The Airbase draws its water from an on-site bore. The New Zealand Defence Force wishes to protect the Base water supply from potential effects from Urban Development on the quantity and quality of its water supply.

Relief sought: Adopt the proposed method of implementation statement for the Township Residential Zone (Marlborough Ridge) and its general proposed wording (Chapter 11.2.3).

Submission Point: 03 - Subdivision

Submission: As subdivision has already been undertaken in the area, further subdivision would be inappropriate with respect to water supply and sewage disposal constraints. A non-complying activity status is an effective method for discouraging further subdivision.

Relief sought: Adopt the proposed non-complying activity status for subdivision in the Township Residential Zone (Marlborough Ridge).

Submission Point: 04 - Single Dwelling

Submission: It is appropriate for only one dwelling house to be permitted per site due to water supply and sewage disposal constraints in the area, and for consistency with the density and amenity established by existing development.

Relief sought: Adopt the proposed Permitted activity status for a single dwelling house, Non-complying activity status for more than one dwelling house, and Discretionary activity status for a family flat.

Submission Point: 05 - Sewerage Disposal

Submission: The proposed Rule 33.1.7.2.6 states "Rule 33.1.7.2 does not apply to Marlborough Ridge". It is possible that this could be interpreted as meaning site sewage disposal is not restricted in the Marlborough Ridge Township Residential Zone (i.e. it is permitted without conditions or standards). New Zealand Defence Force would like this proposed rule clarified to make it absolutely clear that on-site sewage disposal is not provided for in the Marlborough Ridge Township Residential Zone and therefore this activity would be Non-complying under Rule 33.5.1.

Relief sought: Amend the rule to clarify the activity status for on-site sewage disposal in the Township Residential Zone (Marlborough Ridge).
