

**Wairau/Awatere Resource Management Plan**

**Plan Change 72 – Marlborough Ridge Rezoning**

**Submissions received by Marlborough District Council**

---

**August 2014**

**Submission on Plan Change 72 -  
Marlborough Ridge Rezoning  
to the Wairau/Awatere Resource Management Plan**



**Submissions close 5.00 pm Thursday, 14 August 2014**

**1. Submitter Details**

Full Name	RUDNEY + DIANE LOFTHOUSE		
Organisation (if applicable)	N/A		
Contact Person (if applicable)	N/A		
Postal Address	37 PINE HILL RSE		
	RD2 BLENHEIM		
		Post Code	7272
Email	redlofthouse@me.com		
Telephone	Business	Home	579-1729
	Fax	Mobile	021 339 172
Address for Service			
(if different from above)			
		Post Code	
Signature (of submitter or person authorised to sign on behalf of submitter)	[Signature]		Date 15/7/14

**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: PC72@marlborough.govt.nz

For Office Use  
Submission No:

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

PC 72: 5-3, 23.0, 23.5.1 6.3.2(1)  
(Permitted activities)

Continue on a separate sheet if necessary

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

Support, with the following amendments:

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

Continue on a separate sheet if necessary

**Submission on Plan Change 72 -  
Marlborough Ridge Rezoning  
to the Wairau/Awatere Resource Management Plan**



**Submissions close 5.00 pm Thursday, 14 August 2014**

**1. Submitter Details**

Full Name	John Arthur O'Brien		
Organisation (if applicable)			
Contact Person (if applicable)	John O'Brien		
Postal Address	101 Marlborough Ridge Drive		
	Fairhall RD 2		
	Blenheim	Post Code	7 2 7 2
Email	johnandpatriciaobrien@xtra.co.nz		
Telephone	Business	Home	5795411
	Fax	Mobile	274539155
Address for Service			
(if different from above)			
		Post Code	
Signature (of submitter or person authorised to sign on behalf of submitter)			Date 25 July 2014

**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

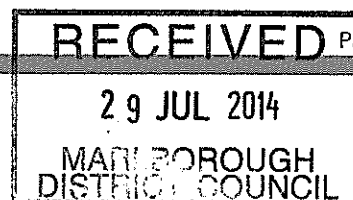
**4. Return Submission to:**

Attention Planning Technician  
Marlborough District Council  
PO Box 443  
Blenheim 7240

Fax: 520 7496

Email: PC72@marlborough.govt.nz

For Office Use  
Submission No: 2



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

Change of zoning at Marlborough Ridge

*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 but appose two sections

*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)*

Amend 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

*Continue on a separate sheet if necessary*



**Submission on Plan Change 72 -  
Marlborough Ridge Rezoning  
to the Wairau/Awatere Resource Management Plan**



**MARLBOROUGH  
DISTRICT COUNCIL**

**Submissions close 5.00 pm Thursday, 14 August 2014**

**1. Submitter Details**

Full Name	Peter Grigg		
Organisation (if applicable)			
Contact Person (if applicable)			
Postal Address	44 Ashwood Drive, Witherlea, Blenheim		
		Post Code	7 2 0 1
Email	pace.sparky@xtra.co.nz		
Telephone	Business	Home	5793537
	Fax	Mobile	0272608444
Address for Service	Currently building at 20 Bradleigh Park, Fairhall.		
(if different from above)			
		Post Code	
Signature (of submitter or person authorised to sign on behalf of submitter)			Date 6th August 2014

**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: PC72@marlborough.govt.nz

For Office Use  
Submission No:

Page 1 of 2

**RECEIVED**

11 AUG 2014

MARLBOROUGH  
DISTRICT COUNCIL

MCA

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

Permitted Activities

*Continue on a separate sheet if necessary*

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

I support the proposal on Plan Change 72 - Marlborough Ridge Rezoning to Township Residential Zone (of the Wairau/Awatere Resource Management Plan) subject to the following conditions:-

1. As discussed in the Plan Change document there will be 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.

I request that these two amendments are included in the new zoning document to protect the future availability of water, sewage disposal, parking, privacy and space. Any further sub-division or increase in tourist accommodation such as Homestays and B&Bs could have a negative impact on the limited availability of these resources at Marlborough Ridge.

*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)*

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

*Continue on a separate sheet if necessary*



**Submission on Plan Change 72 -  
Marlborough Ridge Rezoning  
to the Wairau/Awatere Resource Management Plan**



**Submissions close 5.00 pm Thursday, 14 August 2014**

**1. Submitter Details**

Full Name	Christine Anne Grigg		
Organisation (if applicable)			
Contact Person (if applicable)			
Postal Address	44 Ashwood Drive, Witherlea, Blenheim		
		Post Code	7 2 0 1
Email	pace.sparky@xtra.co.nz		
Telephone	Business	Home	5793537
	Fax	Mobile	0273376008
Address for Service	Currently building at 20 Bradleigh Park, Fairhall.		
(if different from above)			
		Post Code	
Signature (of submitter or person authorised to sign on behalf of submitter)	Christine A. Grigg		Date
			6th August 2014

**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: PC72@marlborough.govt.nz

For Office Use  
Submission No:

Page 1 of 2

**RECEIVED**

11 AUG 2014

MARLBOROUGH  
DISTRICT COUNCIL

MCA



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

Permitted Activities

*Continue on a separate sheet if necessary*

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

I support the proposal on Plan Change 72 - Marlborough Ridge Rezoning to Township Residential Zone (of the Wairau/Awatere Resource Management Plan) subject to the following conditions:-

1. As discussed in the Plan Change document there will be 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.

I request that these two amendments are included in the new zoning document to protect the future availability of water, sewage disposal, parking, privacy and space. Any further sub-division or increase in tourist accommodation such as Homestays and B&Bs could have a negative impact on the limited availability of these resources at Marlborough Ridge.

*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)*

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

*Ch. Grigg*

*Continue on a separate sheet if necessary*

**Submission on Proposed Plan Change 72 to the Wairau/ Awatere Resource  
Management Plan**

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

**To:** Marlborough District Council  
Attention: Planning Technician

**Address:** PO Box 443  
Blenheim 7240

**Submitter:** New Zealand Defence Force  
**Contact Person:** Philippa Lee, Tonkin & Taylor Ltd

**Address for Service:** New Zealand Defence Force  
C/- Tonkin & Taylor Ltd  
PO Box 2083  
Wellington 6140  
Attention: Philippa Lee

**Phone:** 04 587 2278  
**Fax:** -  
**Email:** plee@tonkin.co.nz

***Preliminary Matters***

This is a submission on the Proposed Plan Change 72 (PPC72) to the Wairau/ Awatere Resource Management Plan (WARMP).

New Zealand Defence Force (NZDF) could not gain an advantage in trade competition through this submission.

NZDF **does wish to be heard** in support of this submission.

If others make a similar submission, **NZDF will consider** presenting a joint case with them at the hearing.

***Submission Point 1***

**Plan Provisions:** Method of Implementation statement for the Township Residential Zone (Marlborough Ridge).

NZDF supports this provision.

**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).

**Reasons:**

NZDF maintains a significant facility at Woodbourne Airbase, located approximately 1 km to the north of the Marlborough Ridge Zone. NZDF draws its water supply for the Base from an on-site bore. The Base and its water supply are susceptible to the pressures of urban development and the potential for reverse sensitivity effects. In particular, NZDF wishes to protect the security of Woodbourne's water supply in terms of quantity and quality.

The proposed provisions should help to ensure that residential densities remain at similar levels to those currently existing, and demand for water supply and sewage disposal will not significantly increase above present levels. This should afford the continued protection that NZDF seeks for the Woodbourne water supply.

With this background in mind, NZDF considers that the proposed Method of Implementation statement provides a useful context to proposed rules in the Township Residential Zone (Marlborough Ridge), and will aid in their interpretation and application.

***Submission Point 2***

**Plan Provision:** Non-complying activity status for subdivision in the Township Residential Zone (Marlborough Ridge) (Rule 28.4.2).

NZDF supports this rule.

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

**Reasons:** 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.

***Submission Point 3***

**Plan Provision:** Permitted activity status for a single dwelling house per Certificate of Title in the Township Residential Zone (Marlborough Ridge) (Rule 33.3.1), Non-complying activity status for more than one dwelling house (Rule 33.5.1), and Discretionary activity status for a family flat (Rule 33.4.1).

NZDF supports these rules.

**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.

**Reasons:** 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. A non-complying activity status is an effective method for discouraging multiple dwellings. It is reasonable for a family flat to be provided for as a Discretionary activity as these typically have lesser water supply and sewage disposal demands.

***Submission Point 4***

**Plan Provision:** Exclusion of the Township Residential Zone (Marlborough Ridge) from the On Site Sewage Disposal provisions (Rule 33.1.7.2.6)

NZDF supports this provision in part.

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

**Reasons:** 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). NZDF 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.



---

Signed on behalf of:  
Rob Owen, Environmental Manager  
New Zealand Defence Force

14 August 2014