



**PROPOSED WAIRAU/AWATERE
RESOURCE MANAGEMENT PLAN**

Variation No. 38: Review of Rural Issues

REPORT PREPARED TO FULFIL THE REQUIREMENTS OF
SECTION 32 OF THE
RESOURCE MANAGEMENT ACT 1991

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Introduction

This report sets out an evaluation behind the Marlborough District Council's (the Council) decision to vary the Proposed Wairau/Awatere Resource Management Plan (Plan), in respect of the framework for managing the natural and physical resources of the Rural 3 Zone, those parts of the Rural 4 Zone that lie below 1000 metres and land with a Rural Residential zoning.

Essentially the variation addresses a resource management issue that has arisen out of the increased pressures for development of rural areas from a range of land use activities and subdivision. The Council has been concerned that the Plan has not been able to adequately ensure that the effects of some of these activities are sustainable. Therefore the variation seeks to:

- Improve policy guidance for a range of issues arising from land use activities and subdivision in rural areas and to update the Plan to reflect the development that has occurred;
- Clarify issues arising at the rural/urban interface, including policy to address these issues; and
- Amend a limited number of rules to reinforce the changes made to the policy framework.

In notifying any variation to the Plan, the Council has a duty under section 32 of the Resource Management Act 1991 (RMA) to evaluate a number of matters.

- (1) ***In achieving the purpose of this Act, before a proposed plan, proposed policy statement, change, or variation is publicly notified, a national policy statement or New Zealand coastal policy statement is notified under section 48, or a regulation is made, an evaluation must be carried out by—***
 - (a) *the Minister, for a national policy statement or regulations made under section 43; or*
 - (b) *the Minister of Conservation, for the New Zealand coastal policy statement; or*
 - (c) ***the local authority***, *for a policy statement or a plan (except for plan changes that have been requested and the request accepted under clause 25(2)(b) of Part 2 of Schedule 1); or*
 - (d) *the person who made the request, for plan changes that have been requested and the request accepted under clause 25(2)(b) of Part 2 of the Schedule 1.*
- (2) ***A further evaluation must also be made by—***
 - (a) ***a local authority before making a decision under clause 10 or clause 29(4) of the Schedule 1; and***
 - (b) *the relevant Minister before issuing a national policy statement or New Zealand coastal policy statement.*
- (3) ***An evaluation must examine—***
 - (a) ***the extent to which each objective is the most appropriate way to achieve the purpose of this Act; and***
 - (b) ***whether, having regard to their efficiency and effectiveness, the policies, rules, or other methods are the most appropriate for achieving the objectives.***
- (4) ***For the purposes of this examination, an evaluation must take into account—***
 - (a) ***the benefits and costs of policies, rules, or other methods; and***
 - (b) ***the risk of acting or not acting if there is uncertain or insufficient information about the subject matter of the policies, rules, or other methods.***
- (5) ***The person required to carry out an evaluation under subsection (1) must prepare a report summarising the evaluation and giving reasons for that evaluation.***
- (6) ***The report must be available for public inspection at the same time as the document to which the report relates is publicly notified or the regulation is made.***

This report fulfils the requirement of section 32(5) in terms of summarising the evaluation under subsection (1) and giving reasons for that evaluation.

Structure of the Section 32 Report

- Part A: In carrying out the section 32 analysis, the Council has identified that there is an issue that does need to be addressed. Validation of the issue has been determined through the investigations and analyses undertaken by the Council. These are described in Part A of this report.
- Part B: The legislative framework and the policies and rules that currently apply are described in Part B.
- Part C: Part C of the report describes the five key issues determined as priorities for the management of the Rural 3 Zone and then a summary of the approach taken in a draft variation. An overview of the community's response to the draft variation is also provided.
- Part D: The evaluation required under the RMA of the actual changes proposed to the Plan is provided in Part D of the report.

The proposed variation is included as Appendix 3 to this report.

Part A: Resource Management Issue

Background

The Council's concerns with the increasing pressures of development on rural land were initially focussed on the Wairau Plain - the area known in the Plan as the Rural 3 Zone. The reasons for this focus go back to when the Council made its decision on submissions on the originally notified proposed Plan. Those decisions gave a commitment to review the Plan's provisions, as they related to subdivision below 8 hectares on the Wairau Plain. Subsequent to this decision, Variation 7 to the Plan proposed a new rule to provide discretionary activity status for Rural 3 Zone subdivisions, for allotments between one and 8 hectares. New policies were also included as part of the variation to support the discretionary activity status.

At the same time as the variation was progressing, the Council recognised there were a number of concerns that, because of a lack of information, could not be adequately addressed through the submission and decision making process. The concerns were wide ranging but largely centred around the zone rules for subdivision. A number of people felt that the Plan provided an unacceptably high barrier to the consideration of subdivision proposals, with associated costs, delays, and perhaps unnecessary refusals of consent. Others saw the need to better protect the rural resource for primary production (avoid reverse sensitivity issues, maintain land in primary production), and to protect rural amenity, landscape, the road transport network, ecological values, water resources and other resources from inappropriate sporadic intensification of residential activity.

The Council saw the need for a better informed and more dynamic planning response than its decisions on submissions could provide but which could properly address issues that could otherwise lead to unsustainable outcomes.

The Council therefore decided to fully investigate issues associated with the use and development of the Rural 3 area, with a view to developing the Plan objectives and policies in particular, to provide more certainty, greater guidance and clarification of outcomes for applicants and the environment in the consideration of applications for subdivision and development activities. In light of this, the original outcomes proposed by Variation 7 were not adopted by the Council.

Several years of investigatory work were completed, including investigations in response to the unprecedented and unforeseen conversion in land use on the Wairau Plain. That conversion from remaining pastoral and orchard uses to predominantly viticulture brought with it its own pressures (as it has now also done in the Awatere Valley and areas further south). This presented further issues for the Council to address, e.g. landscape changes and the demand for irrigation water. As a consequence of these two particular matters, landscaping guidelines for planting on the Wairau Plain were prepared, and are being implemented, and a review of the water allocation framework has commenced.

Action So Far

The following series of investigations and work have been undertaken by the Council that were either specifically for the review project, or had implications for the review. These were as follows:

- An evaluation of the **rural amenities** of the Rural 3 Zone. This involved identifying landscape values of the Wairau Plain in terms of the existing working rural landscape. This was then used to provide a basis for defining "zone amenities".
- The implications of **domestic wastewater disposal** on ground and surface water resources, ecological values, soil quality, amenity values and human health.
- Defining the **attributes and extent of versatile land** within the Rural 3 Zone.
- **Subdivision trend analysis** for the Rural 3 Zone as a basic platform for showing cumulative effects spatially.

- Investigation of **subdivision development in the vicinity of David Street** on land zoned Rural 3 but which had been subdivided down to rural residential size allotments.
- Ongoing investigations on **transport issues** including looking at the performance, safety and management and longer term needs of the Wairau Plain **arterial road network**.
- Preparation of a **Findings Report** in September 2001 that brought together the various threads of the major investigative work and identified key matters that must be considered in managing the Wairau Plain.
- Development of a **Landscape Concept Plan** for the Wairau Plain and the establishment of **working groups** to look at planting opportunities, in response to community concerns about the clearance of trees and shelterbelts during the process of land conversion to viticulture.
- An assessment of **significant natural areas** carried out by the Department of Conservation as part of its Protected Natural Areas Project and by the Council as part of its significant natural areas project for southern Marlborough.
- Ongoing **state of the environment monitoring of water quality and quantity**.
- Ongoing **air quality investigations** identified some specific issues, particularly in terms of seasonal rural burn-offs.
- Ongoing identification of **contaminated sites**. Information on new sites with a high potential to be contaminated (i.e. private rural dump sites and sheep dip sites) is kept on a Council database.
- An **economic evaluation** of the provisions for subdivision of land below 8 hectares on the Wairau Plain.
- A project that considered the **impacts of lifestyle and small lot development in the Rural 4 Zone**.
- An evaluation of **Blenheim's future residential growth** taking into account undeveloped urban land and looking at possible areas on the urban periphery that might accommodate future growth.

The following is a discussion on some of these initiatives and actions, remembering that the focus began on the Rural 3 Zone.

Rural Amenities

One of the priority areas identified for investigation was the issue of rural amenities. In particular, the concepts of 'landscape', 'character' and 'amenity' within the Rural 3 Zone were considered. The outcomes of the overall amenities study provided a clearer definition of the subjective elements for defining the landscape of the Zone, and of various components of the landscape (landscape types) in interpreting the overall character of the landscape. This included a broad definition/description of the amenities of the Rural 3 Zone and a draft set of Landscape Guidelines to aid understanding and Plan administration.

Part of the study work involved a public perception survey, which was aimed at finding out community views about future development of the Wairau Plain, and how this may change the rural character of the Plain. Most of the respondents to the survey saw the Wairau Plain as a quiet, traffic-safe environment, with a housing pattern that preserved open space. Respondents were divided about the current

perceptions of levels of environmental pollution, with some participants indicating that too much is made of the occasional smoke or smell. Of interest were the strong views that noise and environmental pollution would increase in the event of increased rural subdivision.

Views were divided about whether increased rural subdivision would adversely affect remaining natural features, (including waterways, trees and native vegetation), although slightly more than half of the respondents thought that these features would be threatened. The comments on housing density were extremely diverse, reflecting the split views of some who would like to see this form of development proceed, to others with fears that this would change rural character of the Wairau Plain.

Domestic Waste Water Disposal

Investigations into onsite domestic wastewater disposal within the Rural 3 Zone were undertaken as the contamination of ground and surface water in some areas had been detected in the past. The intensification of subdivision and development in the Zone was considered to be a contributing factor, and information was sought regarding the sensitivity of this receiving environment to domestic wastewater disposal, in terms of ground and surface water quality, ecological values, soil quality, amenity values and human health.

The key outcomes of the investigation included mapping areas of particular sensitivity to onsite domestic wastewater disposal, and developing management options for differing areas of sensitivity. The resulting information was to enable re-evaluation of controls such as separation distances and development densities, and evaluation of management options, particularly directed at avoiding an increased risk of contamination. While no changes were proposed to the Plan as a result of these investigations, the information gathered has been used in day-to-day administration of the Plan.

Other investigations have been carried out by the Council to determine areas where onsite disposal of domestic wastewater has been an issue, for example in Grovetown and Renwick. In response to concerns in Renwick, a reticulated system for gathering domestic wastewater and piping it to the Hardings Road treatment ponds is currently being installed.

David Street

The project involved investigation of subdivision development in the vicinity of David Street, on the western edge of Blenheim. Although David Street is within the Rural 3 Zone, there had been a significant increase in the occurrence of smaller allotments since 1998 with the character of the area having changed significantly. Initially it was thought that the subdivision and development that had occurred had compromised the objectives sought by the zoning. If this was the case, then alternatives needed to be investigated as to how this area was to be managed.

The study¹ confirmed that subdivision consents had tended to be granted in the study area down to an average allotment size of 1 hectare per application site. A key reason for this appeared to be the view that the area had a predominantly rural-residential character. This did raise issues of precedence in considering subsequent similar applications, both for the immediate locality and for the wider zone.

A range of future management options were proposed which included improving the policy framework in the Plan and a rezoning of the David Street area to rural residential. A secondary investigation for the David Street area was undertaken to look at the detailed infrastructural requirements of allowing more intensive residential development to take place.

Roading Investigations

Marlborough's strategic highway and arterial linkages traverse the Wairau Plain. The roading investigations have had an emphasis on the implications of subdivision and land use activity development

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¹ Boffa Miskell Limited. May 2001. Investigation of the David Street Area. Report prepared for the Marlborough District Council.

on this arterial road network. This largely came about because of concerns of a greater density of residential development occurring than anticipated by the Plan, as well as an emerging node of commercial activities along Rapaura Road west. Both of these factors had the potential to cumulatively degrade the way in which the arterial road network is expected to function.

One of the key lessons learned from these development pressures was how important it was to sustain the intended role of the arterial road network for safe and efficient local, regional and inter-regional land transport outcomes.

Further work undertaken provided an in-depth assessment of the complex interrelationships between the road network and the other resources in the Zone. These investigations also considered the utility of applying Limited Access Road status to certain Secondary Arterial Roads within the Wairau Plain, as a means of improving certainty of outcome.

Landscape Concept Plan

The second half of 2001 saw acceleration in the conversion of rural land for viticulture purposes, particularly on the Wairau Plain, but also in areas in the Awatere Valley and further south. One very visible aspect of the conversion work was the change to the landscape by the removal of mature shelterbelts. These changes resulted in public debate and media comment and there were a number of approaches made to the Council to intervene.

Following on from some investigation, the Council formally considered the issue and decided that a landscape concept plan should be developed for the Rural 3 Zone to assist and encourage landowners in their plantings. The "Wairau Plain Landscape Concept: Guidelines" were published in late 2002 and discuss overall design, where to plant and what to plant. They cover landscaping and planting on private land, around houses and other buildings, on roadsides, alongside streams and drains, within shelter belts, on slopes and within coastal margins.

The Guidelines are based on a voluntary approach to private land because private land and associated property rights are an issue for the community. The Council's preference has been to take positive steps in this direction, as opposed to confronting the community with regulatory methods, which discriminate against private property rights and will not withstand the rigors of costly drawn-out public processes.

One of the ways in which the Council is endeavouring to implement the Landscape Guidelines is through two working groups that were established in mid-2003 and still meet today. One working group is concerned with developing landscape initiatives on public land administered by the Council, where the Council's approach is leadership by example. The other group is involved with implementing the Guidelines on privately owned land.

Impacts of Lifestyle and Small-Lot Development

The Rural 4 Zone covers all of the rural land in the Plan area outside of the Wairau Plain (the Rural 3 Zone). Whilst the more obvious conversion of land to viticulture has occurred on the Wairau Plain, the rural land beyond the Plain, and within an approximately 40 minute drive from Blenheim, has also been experiencing changes and pressures of its own.

There has been a steadily increasing demand for lifestyle and small rural holdings within commuting distance from Blenheim. This has raised questions about sustainability, such as; pressures on roads, amenity conflicts, land fragmentation and production values and soils. The Rural 4 Zone study has analysed these and other pressures to help clarify the necessary management issues. This work has helped in developing policy to address some of these issues in this current variation and will be useful in the review of the Marlborough Regional Policy Statement (MRPS).

Blenheim Residential Growth

Marlborough's strong primary production sector, along with its attractive retirement attributes has resulted in a steady population increase for Blenheim, as the regional centre. This has been reflected in an unprecedented rate of residential subdivision and development over the past five years. In observing this

trend it has become important that the Council develop a clear understanding of the urban residential land bank and its adequacy to serve Blenheim's growing population for the next 10 years and beyond.

The first detailed analysis of the Blenheim residential land bank occurred in 2004, and was followed by the most current study in July 2005. At the time of writing, the study is being updated to take account of 2005 trends. As well as determining the adequacy of residentially zoned land over time, the study has also looked at possible areas (in the surrounding Rural 3 Zone) that might accommodate future residential growth.

The relationship between urban Blenheim and its rural periphery continues to raise challenging sustainability questions for both rural and urban management, and it is critical that the Plan continues responsive to current trends and related circumstances. This work will also be important in the MRPS review.

Confirming the Resource Management Issue

Following these investigations, reports etc, the Council considers that there is a resource management issue that needs to be addressed that has resulted from the increased pressure on resources from a range of land use activities, including subdivision, in both the Rural 3 and 4 Zones. The variation therefore centres around addressing particular aspects of the resources of the rural zones that some of these activities may have an adverse impact on such as on rural amenities, landscape, biodiversity, the rural/urban interface and the road network. An improved policy framework to address the effects of land use activities on these matters, in some cases also involving changes to rules, will be the focus of this variation.

Part B: Current Legislative Framework

Purpose of the Resource Management Act 1991

The purpose of the Resource Management Act 1991 (RMA) is to promote the sustainable management of natural and physical resources. Sustainable management means:

“managing the use, development, and protection of natural and physical resources in a way, or at a rate, which enables people and communities to provide for their social, economic, and cultural wellbeing and for their health and safety while—

- (a) Sustaining the potential of natural and physical resources (excluding minerals) to meet the reasonably foreseeable needs of future generations; and*
- (b) Safeguarding the life-supporting capacity of air, water, soil, and ecosystems; and*
- (c) Avoiding, remedying, or mitigating any adverse effects of activities on the environment.”*

In achieving the purpose of sustainable management, the Council must have regard to a number of principles set out in the RMA. These include recognition and provision for a number of “matters of national importance” described in section 6 of the RMA, including outstanding landscapes. The Council must also have particular regard to matters such as “amenity” and “heritage values”, “kaitiakitanga”, “quality of the environment”, and “ecosystem values” (section 7) and take into account the principles of the Treaty of Waitangi (section 8).

The RMA enables the use and development of resources as long as such use does not adversely affect the environment in a way that impacts on the foreseeable needs of future generations, the life supporting capacity of ecosystems, other users or the environment. This is the concept of “sustainability” which the RMA promotes as its overriding purpose.

Marlborough District Council Responsibilities

The Marlborough District Council is a unitary authority, that is, it has the functions, powers and duties under the RMA of both a district council and a regional council. Its functions are set out in sections 30 and 31 of the RMA. Of most relevance to this variation are the district functions set out in section 31, particularly in relation to controlling the actual and potential effects of the use, development or protection of land. This also extends to the control of subdivision where this is a method used to carry out functions.

Marlborough Regional Policy Statement

The Marlborough Regional Policy Statement (MRPS) was made operative on 28 August 1995. It provides a community based vision and direction for the management of the natural and physical resources of Marlborough. This vision and direction sets the framework for more detailed consideration of issues in the Council’s resource management plans. The MRPS is currently being reviewed by the Council as it has now been operative for 10 years. Until that review process is substantially advanced the existing provisions of the MRPS will continue to apply.

Currently there are five regionally significant issues for Marlborough identified in the MRPS. These are

- protection of water ecosystems;
- protection of land ecosystems;
- enabling community wellbeing;
- protection of visual features; and
- control of waste.

The policy framework for the objectives addressing land ecosystems recognises that protection of highly productive land is essential for the continued safe and efficient production of food and that there is a need

to avoid, remedy or mitigate the disruption of indigenous ecosystems from a range of activities. Methods in the MRPS state that resource management plans were to identify areas of highly productive soils and include controls to ensure that the productive capability and potential of highly productive soils are maintained. In respect of protecting indigenous ecosystems a range of education, rule, advocacy and research methods were included.

The regionally significant issue of enabling community wellbeing is extremely broad. It is separated into five elements which are:

- community;
- activities involving public resources;
- culture and heritage;
- natural hazards; and
- energy.

Those of most relevance to this current variation fall within the 'community' grouping and have objectives and policies related to amenity values, quality of life, health and provision of infrastructure (transport and services) and which enable activities to occur. Additionally, although not being considered to any extent in this variation, the policies concerning use of water and protecting freshwater ecosystems are also important when considering the future management of the Rural 3 and 4 Zone resources.

Where relevant in the evaluation section of this report, objectives and policies from the MRPS will be referred to.

Proposed Wairau/Awatere Resource Management Plan

In addition to preparing a regional policy statement, the Council's unitary authority status imposes an obligation to prepare a coastal plan, a district plan and such other regional plans as are necessary to promote the sustainable management of natural and physical resources. Because of its unitary authority status the Council has taken the opportunity to integrate the management of the resources for that part of Marlborough south of the Richmond Range by preparing a combined regional, district and coastal plan, known as the Proposed Wairau/Awatere Resource Management Plan (Plan).

Plan Status

The Plan was publicly notified in November 1997 and is not yet operative. This is because there are a number of appeals yet to be resolved. Several of these appeals relate to issues concerning rural zones, including those lodged by NE and MS Clifford and the Wine Institute of New Zealand Inc and Others. The issues include the rezoning of land adjacent to Blenheim, rules relating to certain activities within rural areas and the policy framework for rural activities.

It has always been the Council's preference for any related appeals to be considered through this review process and the appellants in each of the cases agreed for their appeal to be dealt with in this way. A description of the matters raised in each of the appeals, and a commentary on the way in which the matters under appeal could be accommodated, if appropriate, was set out in a discussion document² prepared by the Council. Consideration of the appeals has been undertaken in the context of the investigative work that the Council has carried out. (It should be noted that one of the appeals referred to in the discussion document, that of the Nelson-Marlborough Branch of the New Zealand Institute of Surveyors, has since been withdrawn.)

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² Marlborough District Council. July 2004. Discussion Document - Draft Variation: Review of Policies for Managing the Wairau Plain (Rural 3 Zone).

Appellants retain the right for the original appeal to be heard before the Environment Court. Appellants may also take part in the current variation process, with the full rights of submission, hearing before the Council and further appeal to the Environment Court.

How rural areas are managed

For the purposes of looking at the sustainable management issues of the Wairau/Awatare rural environment³ the Plan views this environment in terms of the following management areas:

- The lower Wairau Plain;
- The rural uplands;
- The balance area or rural land in general including the lower Awatare (the Plan refers to this land as being below 1000 metres);
- Rural lifestyle localities;
- The skifield in the Rainbow forest, St Arnaud range; and
- The Salt Works Zone.

The three rural management areas that are the subject of this variation are the Wairau Plain, the balance area or rural land in general, including the lower Awatare and rural lifestyle localities. These are described in some detail in Part D of this report.

In addition to the specifics of each of the rural management areas as described in Chapter 12, there are a broader range of district wide issues set out in the Plan that also need to be considered in rural environments. These include land transport, indigenous biodiversity, landscape, heritage, natural hazards, subdivision and development, natural character, urban environments and so on. Not all of these issues need to be addressed through this variation. However, as will be seen from the Evaluation section of this report, there has been a need to amend some of these other sections of the Plan to support the proposed changes for the Rural Environments chapter of Volume One of the Plan.

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³ Described in Chapter 12 of Volume One of the Plan.

Part C: Draft Variation

The Council prepared a discussion document⁴ that pulled together the results and recommendations of the investigative work, provided background information, options to address five key issues and some changes that could be made to the Plan. Given the initial focus on the Rural 3 Zone, the changes proposed through the draft variation were largely centred on this Zone. However, changes were also proposed to be made to the other rural management areas and also to some of the district wide issues.

The Council sought feedback from the community, iwi and other groups, such as the wine industry, on whether the suggested changes were appropriate. What is described below is a brief synopsis of the five key issues determined as priorities for the management of the Rural 3 Zone and then a summary of the approach actually taken in the draft variation.

Key Priority Management Issues

Land use activity (conversion to viticulture)

Land on the Wairau Plain has been converted to viticulture at an extraordinary rate. This has been a cause of unease for many people who are concerned about the changing environment. A diverse landscape containing paddocks, farm animals, stands of trees, shelterbelts and a variety of crops, is being replaced by row upon row of grapevines. People perceive the area as being “industrialised” with increased use of machinery, more noise, more sprays and a growing number of wineries.

By contrast, people involved in the wine industry believe that viticulture is the backbone of the Wairau Plain. Marlborough has an international reputation when it comes to making sauvignon blanc and the district has a reputation for producing consistently high quality wines.

In response to land conversion, the Plan could have rules that would prescribe what land on the Wairau Plain should be used for e.g. it could prevent further viticulture development on the Wairau Plain or even maximise viticulture by limiting other types of land use. In considering these options the Council could see no reason to prescribe specific rural land uses for the Wairau Plain. Landowners are the best placed to make their own land use decisions within the range of rural activities presently permitted by the Plan. As a whole, landowners are also the most efficient, flexible and innovative at responding to market changes and new technology.

Landscape and biodiversity

The landscape in the vicinity of Blenheim and the Wairau Plain is distinguished by the contrast between the flat, sunny, cultivated Plain and the surrounding ranges. Within the Plain itself, there are mixed opinions about the quality of the landscape. For some the growing dominance of viticulture and associated wineries conjures up images of romanticism, particularly in autumn when the land is swathed in golds and reds. For others, it is a cause of concern that a diverse countryside of paddocks, farm animals, horticultural crops and shelterbelts is rapidly being replaced by thousands of hectares of grapevines. In particular, the removal of remaining stands of trees has been strongly opposed.

In terms of indigenous biodiversity (native plants and animals), the Wairau Plain is in a very poor state. The Plain was largely denuded of indigenous vegetation and wetlands to make way for farming early last century. Reverting the Plain back to its original state is out of the question, as this would be taking steps that would have a serious impact on people’s livelihoods. However, it is very important to retain what indigenous biodiversity remains and to build on this.

The Council has already adopted a variety of measures including the development of Landscape Guidelines for the Wairau Plain, stream enhancement projects and rules in the Plan for tree and wetland removal. The present measures are considered comprehensive but additional options to more directly involve viticulture and possibly other land use sectors, and to provide better protection for remaining trees and wetlands were also considered as options.

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4 ibid

Subdivision

For many years the Council has imposed an 8 hectare minimum limit on subdivision on the Wairau Plain. Irrespective of its origins, the historic 8 hectare minimum allotment size has served the Wairau Plain land resource well, despite the Council allowing some smaller allotments in more recent years. While the Council needs to provide for the demand for lifestyle blocks, it was considered that the Wairau Plain is the wrong place for this to occur as creating small allotments progressively reduces rural land use options. Productive land is lost as a result of houses, buildings, access ways and property boundaries. Subdivision can also have unexpected effects on the road network and wastewater management. In some areas on the periphery of the Wairau Plain, there are also constraints on the availability of water.

The spread of residential and rural residential properties onto rural land will affect the expected amenities of the working rural landscape. It can also worsen reverse sensitivity issues, where new landowners' expectations of quiet rural living are at odds with a working rural environment and its associated machinery, noise, odours, agrichemicals and fertilisers.

While a range of options were considered (e.g. the status quo, less regulation, changing the 8 hectare limit, and creating new zones for rural residential subdivision) the 8 hectare limit is still considered to be appropriate. Tightening up the policies to reflect this continued subdivision control was recommended through the draft variation.

How Blenheim's urban limits relate to rural land

In many cases the Rural 3 Zone immediately adjoins the urban periphery of Blenheim. Because of this relationship the Council looked at where Blenheim's urban limits should be for the next 10 or so years. A study⁵ found that the current growth pressures were largely for residential activity and that there was enough capacity within the current residential zonings of Blenheim and Renwick for this growth. No substantial changes were therefore proposed to extend the urban periphery of Blenheim.

Those that were suggested amounted to tidying-up the consequences of historic decisions - e.g. Rose Street west, which has a residential zone density, while still remaining in the Rural 3 Zone, and the Waterlea Racecourse, which has a Rural 3 zoning despite substantially being within an urban area. A further area for a deferred residential zoning was indicated for the Battys Road/David Street/Severne Street/Bary Street area where a number of non-complying subdivisions, of residential proportions, have been approved. A deferred status was proposed until stormwater issues could be addressed.

Roads

Marlborough's accelerating rate of growth and development have helped to emphasise that a well performing road network is essential if continuing development is to be sustainable. Currently there is some conflict between existing commercial activity and the safe and efficient operation of the arterial roads of the Wairau Plain. This conflict has the potential to increase as the demand for commercial premises, and associated vehicle access points, grows.

At the time the discussion document was prepared Rapaura Road had yet to become a state highway. The discussion document signalled that this was about to occur and that Transit New Zealand would then likely seek "limited access road" status for Rapaura Road. This would mean that the number and location of accesses onto this road can be controlled. The Council also has the ability to declare roads to be "limited access roads" and is considering this option for Old Renwick Road.

The Draft Variation

It is important to note that what is described below was the draft variation. As a result of public consultation and further consideration by the Council, the draft has been modified and the

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5 Davie Lovell-Smith. July 2005. Blenheim Residential Growth - Assessment of the Adequacy of the Urban Blenheim Residential Land Bank. Prepared for the Marlborough District Council.

variation that was eventually adopted by the Council is different in a number of aspects to what is described here.

In summary the approach taken through the draft variation was as follows:

- No prescription of the types of land use permitted, leaving it up to landowners to choose whether or not they wish to plant grapes, grow fruit trees, farm their land or put it to some other use.
- New provisions for consideration of landscape and biodiversity values with specific reference to wetland protection.
- Stronger policies to manage subdivision within the Rural 3 Zone, while retaining the same controlled and non-complying subdivision rules: a controlled activity rule allowing new lots greater than 8 hectares, and a non-complying activity rule restricting new lots less than 8 hectares.
- Amending associated rules, to ensure that all subdivision and land use controls align with the stronger policies. This included clarification over permissions for dwelling houses, new rules for worker accommodation and the changing of status for some activities.
- Rezoning of a number of anomalous zoning situations on the Blenheim urban periphery, with the current planning cycle in mind, recognising the relationship between the urban land resource and the Wairau Plain.
- Advocating the establishment of limited access road status for Old Renwick Road, linking with Transit New Zealand declaring limited access road status for Rapaura Road, which is about to take on State Highway status.

Public Response to the Draft Variation

Community reaction to the ideas put forward was significant, both in quantity and value. The majority of the comments received were based upon the questions posed in a feedback form made available with the discussion document, and from targeted feedback forms mailed directly to the owners of property directly affected by suggested zoning changes. A brief synopsis of the responses to the five key issues is set out below.

Of note the responses received included comments on a range of issues outside of the scope of the present review, notably matters relating to the adequacy of industrial land, urban residential growth and additional rural residential land. All of the suggestions received about these aspects have been noted in the context of those particular projects. Some of the comments received on these other issues were taken on board by the Council when undertaking the section 32 analysis and resulted in some changes to extent of changes initially proposed through the draft variation.

Synopsis of Public Feedback

Land Use Activity

The right for land owners to choose the type of farming they might prefer was endorsed as was retaining quality rural land for primary production purposes. There was also significant support for management of the Wairau Plain to be focused on primary production, along with retaining the 8 hectare minimum allotment size. It was acknowledged that sporadic subdivision can create infrastructure problems and interfere with the “right to farm”. This question polarized the “for” and “against” views about viticulture although there was clear recognition of how the industry contributes to the Marlborough economy. Views were expressed that rural diversity is desirable, not row upon row of grapes.

It was suggested that long term planning should take into account a possible shift from viticulture. Issues about rates, pressures on water supply, water schemes, the urban/rural relationship and the needs of other industries were also raised.

Subdivision

There was limited opposition to the basic premise that the Wairau Plain be managed for the purpose of primary production and that this be supported by the 8 hectare minimum allotment threshold. This minimum allotment size was however, seen by some as sub-economic, and suggested a larger minimum allotment size should be considered. There was debate about the way boundary adjustments should be controlled, and a view expressed that subdivision that allows the aggregation of land is appropriate. A contrary point of view suggested that allowing blocks of 2-3 hectares would make for a better balanced landscape.

There were strong views put forward about keeping lifestyle lots out of the Plain, and managing urban expansion and buffer zones on the Blenheim periphery for this purpose. A view was also expressed that lifestyle lots belong in the Rural 4 Zone (being the remainder of rural land in the Plan area). A contrary view promoted the idea that lifestyle blocks should be created in the Rural 3 Zone - particularly close to the urban peripheries.

Landscape and Biodiversity

The general view was that, indigenous biodiversity is important, and needed support and management. The retention and restoration of wetlands also received backing. Some concern was expressed at a possible threat to private property rights, and it was suggested that any retention of natural systems on private land, for the common good, should be the subject of compensation. Rates relief was mentioned. Landscape was generally valued, as was the use of voluntary landscape guidelines. A range of practical landscape and habitat management ideas was advanced. A view was expressed that planting native species should be a condition of establishing monoculture. Concern was also raised about land conversion and landscape change and a point of view was made that small holdings and large holdings need to be interspersed to create variety and improve the landscape.

Blenheim's urban limits

A variety of views was put forward about how and where Blenheim might expand, from towards the Wither Hills, to between Springlands and Woodbourne airport. A point was made about consolidating, rather than expanding Blenheim, by planning for multi-story residential development and taking the pressure off valuable rural land. It was generally accepted that what ever occurred, it would need considered forward planning to take into account the complex range of issues involved. The matter of a perceived shortage of industrial land on the Blenheim periphery was raised. Concern was expressed that the 1 hectare minimum allotment area control for rural residential land, on the urban peripheries, amounted to a waste of land. There were related suggestions about allotment sizes, beyond the immediate urban peripheries, that could play a role in the urban/rural transition.

In response to the suggested new zoning proposals, there was general support although the affected owners wanted to know about the implications of timing, servicing, property values and the potential effects on rating charges. A number of owners were strongly opposed to any change, often citing the reasons which had attracted them to the location in the first place. Property owners, whose properties were not within the suggested areas for zoning change, but with land close to the urban peripheries of both Blenheim and Renwick, responded by suggesting some additional zoning changes.

Roads

There was support for the importance of the arterial road network, as it stands, suggestions about a Blenheim by-pass, ideas about an upgraded Bells Road, picking up some or all of the traffic currently taken by Battys Road and the need for an alternate main route to Renwick. This prospect arose from concerns about the Battys/Middle Renwick/Murphys roads intersection, which drew considerable comment. There was an emphasis on the need for close liaison between the Council and Transit New Zealand in managing the road network.

There were a number of points of view about strategies to improve safety. The proposal to create Limited Access Road status to protect the integrity of Old Renwick Road was supported, provided existing use

rights were fully protected, although it was suggested that tighter controls on subdivision and development might achieve the same outcome. The matter of retaining paper roads for recreational access was raised, along with a suggestion for care in developing any roading on rural hill areas, in terms of stability and visual aspects.

Summary

The comments received on the draft variation, along with several other ongoing issues being addressed by the Council and the commencement of the review of the MRPS resulted in the Council re-evaluating the scope of the draft variation. What had become evident was that a number of the issues were not just relevant to the Rural 3 Zone and that the changes proposed may have had some quite significant implications for other rural zones, particularly the Rural 4 and Rural Residential Zones, as well as for the interface with urban areas such as Blenheim.

Some of the more significant matters to arise included managing the relationship of the urban/rural boundaries of Blenheim, where should Blenheim expand and the extent of this expansion and the ongoing pressures for rural residential lifestyle living. The Council therefore decided to address these issues through the review of the MRPS.

What is now proposed to be introduced through this variation are, as described in the Introduction to this report, changes to assist in the following:

- Improving policy guidance for a range of issues arising from land use activities and subdivision in rural areas and to update the Plan to reflect the development that has occurred;
- Clarifying some limited issues arising at the rural/urban interface, including policy to address these issues and a limited number of rezonings on the Blenheim town boundary; and
- Amending a limited number of rules to reinforce the changes made to the policy framework.

The specific changes to be made and an evaluation in a section 32 context are described in the next part of this report.

Part D: Evaluation under section 32

The Quality Planning website, which promotes best practice by sharing knowledge about policy and plan development under the RMA, states that the section 32 process must be transparent and well documented, with all assumptions and decisions justified. This helps to ensure that:

- Good environmental outcomes are achieved, at the lowest practicable cost to individuals and the community.
- Plan provisions are targeted at achieving the purpose of the RMA by the most appropriate methods.
- Councillors (as decision makers) have sound policy analysis on which to base their decisions about resource management issues.
- A sound basis is provided for re-assessing whether the chosen provisions are necessary and appropriate once they are in use and the environmental outcomes become apparent.

The Council considers that the process it has gone through has assisted in reaching a point where the proposed changes to the Plan will ultimately achieve better environmental outcomes for the community in respect of how rural areas can be more sustainably managed. The investigative work, although initially largely centred on the Rural 3 Zone, has enabled the Council to further clarify the relationship between this zone and other rural zones specifically. To a lesser extent the relationship with the interface with Blenheim urban areas and the Rural 3 Zone has also been clarified through this investigative work.

The resource management issue for this variation arises from the increased pressures of land use activities and subdivision on the natural and physical resources of the rural areas of the Plan area. The specific matters to be addressed involve changes to the policy framework for landscape, biodiversity, rural amenities, the road network and the rural/urban interface. These changes, along with related rule changes (limited in extent and scope) will assist in making the Plan more effective and efficient in managing the resources of the rural areas and their interrelationships, and the relationship of these areas with urban areas.

This part of the report presents the evaluation (including reasons) by Plan chapter, of the appropriateness of the objectives, to achieve the purpose of the RMA. An evaluation of the effectiveness and efficiency of new or amended policies and methods (excluding rules) proposed to achieve the objectives is also included in this chapter by chapter assessment. A brief overview of the scope of each chapter to be amended is included to provide context for the proposed changes.

The evaluation then goes on to consider the effectiveness and efficiency of the new or amended rules proposed by the variation.

Volume One of the Plan Objectives, Policies and Methods (other than rules)

Indigenous Flora and Fauna and Their Habitats - Chapter 4

The protection of areas of significant indigenous vegetation and significant habitats of indigenous fauna is a statutory requirement of the RMA (section 6(c)). Chapter 4 of the Plan deals with this matter, as well as having regard to the intrinsic value of ecosystems generally. (Only terrestrial and freshwater ecosystems are dealt with in Chapter 4, as coastal marine ecosystems are considered in Chapter 9.)

For terrestrial ecosystems the policy framework is managing an issue of degraded indigenous flora and fauna and their habitats. The Plan describes in some detail the values of upland and lowland ecosystems and the threats to these values, noting that the Wairau/Awatere area is one of five important areas in New

Zealand, where a large number of locally endemic plants and animals (lizards and invertebrates) have evolved and do not occur naturally anywhere else in the world.

From the Council's investigative work for this variation, particularly in respect of the work on significant natural areas, a significant factor that has been highlighted has been the loss of wetlands from lowland areas of Marlborough, and notably from the Wairau Plain area. A new method is therefore proposed to be added that refers to the landscape guidelines prepared by Lucas Associates, in conjunction with the Council and the community, to promote appropriate ways of redressing the loss of trees and other vegetation on the Wairau Plain, as a result of land conversion to viticulture. These guidelines do have an emphasis on the protection and enhancement of natural systems, especially of wetlands, and will encourage vegetation enhancement effort that more effectively and efficiently achieves the objective and policies⁶.

For water ecosystems the issue is centred on the use of water resources affecting ecological values. A summary of the values associated with freshwater resources in specific water bodies is referred to and the particular threats from a range of activities, such as water abstraction and damming and diversion, to ecological values, are described. Similarly to terrestrial environments the Council is proposing to add the landscape guideline method to support existing policies which are promoting maintenance and enhancement of freshwater environments.

These changes are interrelated with those proposed for Chapters 5 and 10 of Volume One of the Plan. The proposed changes strengthen the links between these chapters in relation to the part played by landscape in considering both natural character and ecological values, including habitat.

The proposed changes reflect the Council's work through the review process on recognising and highlighting the significance of the Wairau Plain's working rural landscape particularly, as a landscape with distinctive characteristics. This has helped to more effectively and efficiently achieve the relevant objectives in relation to terrestrial and freshwater ecosystems.

Landscape - Chapter 5

The Plan identifies that the Wairau/Awatere Plan area is made up of many different landscapes and that these landscapes are the visual expression of physical, biological and cultural processes, both past and present. Landscapes are dynamic insofar as buildings, tree planting, land use activities and roads can all change the visual character of an area, and affect the social, recreation and economic values that people may hold.

The management framework addresses issues concerning the following:

- degradation of natural features and landscapes that have special characteristics such as those requiring, as a matter of national importance, the protection from inappropriate subdivision, use and development and
- an overall degradation of landscape values in an amenity value context.

The management framework for this second issue recognises the value of visual amenity values in the range of working and built landscapes of the district, as it is often these landscapes that are most familiar and important to many people. They live out their lives in these areas and the Plan seeks to reinforce and enhance the characteristics and qualities of these diverse working and built landscapes. It is the environment of these landscapes where concerns over the speed and extent of land use change resulting from the expansion of viticulture has occurred. As a consequence it is this part of the Landscape chapter where the changes through this variation are proposed.

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⁶ There are a number of outstanding references (appeals) to the Plan yet to be resolved. Several of these are in respect of the provisions of Chapter 4 as well as to related rules for the clearance of indigenous vegetation (including wetlands). The references are not proposed to be dealt with through this variation as negotiations and mediation on how these are to be resolved is still in progress.

A new policy is introduced that promotes and supports improving landscape qualities on the Wairau Plain by restoration, development and enhancement activities. This policy is then supported by a new method that reflects the Council's work on recognising and highlighting the significance of the Wairau Plain's working rural landscape particularly, as a landscape with distinctive characteristics. This method which introduces the guidelines that have been developed for the Wairau Plain will help to more effectively and efficiently achieve the new and existing policies and the associated objective, which has remained unchanged. Some explanation has also been updated to reflect the landscape changes that have occurred with the expansion of viticulture in the Wairau and Awatere Valleys.

The implementation of the guidelines to date has been on a voluntary basis with private landowners. This voluntary approach has been very successful with landowners taking an active part in restoration and enhancement activities. The Council has therefore not seen the need to introduce a regulatory approach in the Plan to require restoration and enhancement activities to occur.

These changes are interrelated with those proposed for Chapters 4 and 10 of Volume One of the Plan. The proposed changes strengthen the links between these chapters in relation to the part played by landscape in considering both natural character and habitat.

Natural Character - Chapter 10

The RMA (Section 6(a)) declares as a matter of national importance, the preservation of the natural character of the coastal environment, wetlands, lakes, rivers and their margins, and the protection of them from inappropriate subdivision, use and development. The Plan states that natural character can generally be described as being those characteristics (qualities and features) of a particular environment and that this includes a number of key elements:

- Coastal or freshwater landforms.
- Indigenous flora and fauna, and their habitats.
- Water and water quality, including marine and freshwater ecosystems.
- Scenic or landscape values.
- Cultural heritage values.
- Habitat of trout and salmon.

The Plan considers that the protection of these individual elements of natural character will assist in preserving the natural character of coastal and freshwater environments but that it is also important to address the cumulative effects of subdivision, use and development. The adverse effects on natural character of some of these activities need to be addressed.

In this regard therefore, a new policy similar to that introduced for Chapter 5 - Landscape, being one of the components of natural character, is proposed that will promote and support improving landscape qualities on the Wairau Plain by restoration, development and enhancement activities. The policy will also be supported by a new method that reflects the Council's work on recognising and highlighting the significance of the Wairau Plain's working rural landscape particularly, as a landscape with distinctive characteristics.

As expressed previously, the proposed changes for Chapters 4, 5 and 10 of Volume One strengthen the links between these chapters in relation to the part played by landscape in considering both natural character and habitat.

Urban Environments - Chapter 11

Within this chapter of the Plan, urban environments encompass residential, business/commercial and industrial areas of Blenheim and the other smaller settlements of the Wairau/Awatere. The Plan states that there is a need to sustainably manage the urban environment at large as it supports many different activities with varying effects: some at a local level; and some being more widespread. Control over the

local effects is required to ensure that urban environments are a pleasant place for people to live and work in. Control over wider ranging effects will also be necessary to ensure the continued sustainability of urban environments.

As a consequence of this approach, zoning has been used to enable areas with different sensitivities to effects to be identified and activities with similar effects to be grouped together. With the major land use components in urban environments being residential, business and industrial, the zonings have consequently been based on these. The following evaluation is limited for the most part to residential environments, as it is these areas which are located mainly on the periphery of Blenheim. The changes proposed for the industrial environments and rural townships are limited and essentially follow as a consequence of the changes to the residential environments. No changes have been proposed for business zones for Blenheim.

Residential Environments

There are many issues within residential environments that the policy framework of the Plan addresses and these include: servicing; character and amenity; planning for infill and possible future expansion; non-residential activities; conflict at the rural/urban interface; and so on. Two of these matters are being addressed to a degree in this variation, and these are potential land use conflicts at the rural urban interface and possible future expansion of urban areas.

Changes for these two issues are considered necessary as a consequence of the outcomes of the investigative work undertaken, particularly on rural amenity values, roads and the David Street area. These investigations have highlighted how an incremental or piecemeal pattern of subdivision and development has lead to some areas having a more urban character despite being zoned Rural 3. Several issues have arisen from this:

- Settlement has occurred in a flood sensitive area without a stormwater management system in place;
- Residential development on the periphery creates a demand for extension of infrastructural services such as water supply and effluent disposal;
- Increased pressures on local roads by greater than anticipated number of vehicles;
- Concerns over reverse sensitivity from rural activities;
- Possible concerns about the expansion of urban areas onto the versatile soils of the Wairau Plain.

While the Council is now proposing to address some of these issues through the review of the MRPS, there is a need in the interim to provide some guidance for dealing with these matters should there be proposals to extend the urban areas of Blenheim or Renwick, in particular. It is acknowledged the MRPS review will take some time to complete and that following completion of that process, a further assessment of the provisions of the Wairau/Awatere Plan will be needed to ensure that there is consistency between the two documents.

The main changes to this section of the Urban Environments chapter can be summarised as providing clarity that expansion on the periphery of urban areas, especially Blenheim and Renwick, needs to be considered in a holistic manner to ensure that the natural and physical resources of both rural and urban zones are sustainably managed. An evaluation of the specific changes follows.

Objective 1 of 11.2.2 has been proposed to be completely recast through the proposed variation as the current wording does not reflect the issue sought to be addressed for residential environments. Nor does the reference to Blenheim solely in the objective align with the subsequent policies that follow. For example, the explanation refers to "*the residential environments within the Wairau/Awatere*" and Policy

1.5 refers to “*growth in Renwick*”. Therefore there is a need for a new objective that more appropriately reflects the issue being addressed. The following objective is proposed⁷:

Objective 1 ~~An environment in Blenheim which is principally residential in character. The maintenance and creation of residential environments which provide for the existing and future needs of the community.~~

It is considered that this new objective will more appropriately deal with the issues over managing the effects of existing residential areas, infill development and possible future residential expansion. These issues may occur within any of the urban area/townships of the Plan area, e.g. with a reticulated system for gathering domestic wastewater in Renwick currently being installed, there will be a need to manage the ensuing infill development that will likely arise from this. The existing objective does not adequately provide for this, nor does the objective deal with the growth pressures that are currently being experienced in Marlborough. Although this last point is going to be a major focus for the review of the Marlborough Regional Policy Statement, there is a need for the Plan to address the issue even in an interim capacity.

Only one new policy is proposed for this objective and that is to address the possibility of the expansion of the urban limits of Blenheim and Renwick. The policy focuses on the relationship between urban limits and surrounding rural land, and lists a number of matters that need to be considered in managing that relationship such as, compact urban form, rural amenity values, servicing, etc. This policy is supported by a new method that advocates the use of plan change procedures being used for changes at urban peripheries to enable integrated planning to occur. Giving this clear direction is more effective in achieving the Plan’s objectives, and as an approach of integrated planning rather than ad hoc change, it is preferable and more efficient.

Objective 2 of 11.2.2 seeks to ensure that growth occurs in location suitable for residential development. While this objective is not proposed to be amended, one new policy is proposed that directs that locations will be identified for future residential development on the Blenheim periphery, which have already become urban in character but which are flood sensitive. These areas will remain as Rural 3 until they can be adequately managed for stormwater, but an overlay on the planning maps will signal a future residential zoning. These areas were identified in the David Street study and subsequent investigation which looked at the detailed infrastructural requirements of allowing more intensive residential development to take place. A new method signalling the use of the overlay is included to help achieve the policy.

Industrial Areas/Rural Townships

No changes to the objectives or policies for industrial areas or rural townships are proposed. However, a new method proposing the use of plan changes procedures for the expansion of industrial and rural township areas is included for the same reasons as it was for residential environments. Using the plan change procedures for expansion at the periphery of settlements enables integrated planning to occur rather than an approach of ad hoc planning. This is more effective and efficient in achieving the Plan’s objectives.

Rural Environments - Chapter 12

As explained in Part B of this report the Rural Environments chapter has established six discrete management areas for rural environments, three of which are being amended through this variation: the Wairau Plain (12.2); General Rural (12.4) and Rural Lifestyle Localities (12.5). An explanation as to the issues that each of these management areas addresses follows, along with an evaluation of the changes to be made to each management area through this variation.

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⁷ Underlining denotes new text to be inserted and a line through text means that text is to be deleted.

Wairau Plain

The Plan has identified the Wairau Plain as the Rural 3 Zone and it has done so to differentiate the Wairau Plain land resource from other rural land because of its versatility. The versatility of this resource arises from a range of factors which include soil quality, climate, drainage capacities, the availability of a significant groundwater resource, flat topography and location in relation to an urban centre with its associated infrastructure. The Plan already contains some priority management issues for the Zone such as protection of rural amenity values, controlling subdivision, residential, commercial and industrial development in the rural area and safeguarding water resources. A number of changes are proposed to be made to the priority issues and from these a series of amendments to the objectives, policies and methods are then proposed. The issues proposed are as follows: (Note that text to be deleted is shown with a line through it while new text is underlined.)

- Sustainable management of the land resource, including the life supporting capacity of its soils.
- Protection of rural amenity values.
- Control of the extent and effects of residential, commercial and industrial development in the rural area.
- Safeguarding of water resources.
- Maintenance and enhancement of ecological values, with particular emphasis on indigenous biodiversity.
- ~~Maintenance of a rural landscape~~ and enhancement of landscape values.
- Giving priority to floodplain management where appropriate.
- Drainage.
- Maintenance of the integrity of the arterial road network
- Mitigating the adverse effects of intensive land use activity.

Sustainable management of the versatile land resource

The discussion on the issue of managing the versatile land resource of the Wairau Plain has quite a few changes proposed. The discussion describes how the enduring primary production potential of the land depends on the way in which it is managed, and used, and that good land management practices retain production options and improve production potential, while protecting the environment. Subdivision and the use of small rural lots for lifestyle and residential activities can result in substantial areas of allotments being covered by buildings, impervious surfaces and unproductive investment. A reduction in allotment sizes progressively reduces production options, which is why a minimum allotment size of 8 hectares for the Wairau Plain has been in place for over 20 years.

No change is proposed for the existing **Objective 1 of 12.2.2** that is seeking to maintain or enhance the life supporting capacity of the versatile soils of the Wairau Plain. Only two relatively minor changes are proposed to the existing policies. The first change is to delete the word 'lower' from Policy 12.2.2.1.1, to be consistent with a proposed wording change in the description of the rural management areas. The reason for this change is that some may perceive the 'lower Wairau Plain' to be seaward of Blenheim when in fact the Rural 3 Zone also extends westward from Blenheim. The second change, to Policy 12.2.2.1.2 is merely to reflect that 'rural activities' more appropriately describes what occurs on the Wairau Plain today rather than traditional 'farming activities'.

Collectively the policies are aimed at ensuring that the adverse cumulative effects on the versatile land of the Wairau Plain resulting from development or subdivision are carefully considered. The Council considers that these policies are important in helping to achieve the objective, and with the minor changes proposed, are currently efficient and effective in the way they do this.

Rural amenity values

The protection of rural amenity values is as important today as it was when the Plan was first notified. However, the expansion of the viticulture industry on the Wairau Plain has raised the potential for increased conflict between rural activities and residential living, both within and on the edge of the Zone. The explanation for this issue has been updated to include specific reference to the changes brought about by viticulture, as well as the increased demand for rural lifestyle living.

While **Objective 2 for 12.2.2** regarding amenity values remains unamended through this variation, there has been a need to introduce some new policies to more effectively achieve the objective.

Given that there has been an historical expectation for residential activity to occur on rural titles within the Rural 3 Zone, the new policies expressly provide for this to continue. The policies reinforce this expectation by ensuring that it is not prevented by mechanisms such as 'no build' covenants. Homestay rights and rights for dependent relatives are also provided for, while worker accommodation is generally expected to continue to be provided for within urban/township zones.

The new policies also seek to ensure that the potential for amenity conflict is taken into account between the Rural 3 Zone and the urban limits of Blenheim and Renwick. Additionally, the policies seek to ensure that where there is small-scale rural subdivision and related residential development, these are not located where rural amenity values of openness will be adversely affected or the potential for conflict between residential and neighbouring rural activities will be increased.

One existing policy (12.2.2.2.6), which considers the effects of activities on the safety and efficiency of the road network, is proposed to be deleted. However, roading issues will be considered through the introduction of a new objective and specific policies.

Ecological values

The Council is conscious that environmental sustainability is based upon vigorous and healthy natural processes. The Council is also acutely aware of its custodial responsibilities for indigenous biodiversity. The investigative work undertaken in looking at landscape and ecological values of the Wairau Plain, the communities response to landscape change with land conversion to viticulture and the processes of developing the landscape guidelines have shown how important ecological values are in supporting primary production and sustaining the landscape of the Rural 3 Zone. A new issue, objective, policies and explanations have therefore been added to the Wairau Plain rural management area.

A **new Objective 3 for 12.2.2** has been introduced to give consideration of ecological values on the Wairau Plain. The proposed objective reads as follows:

Objective 3 Maintain and enhance ecological values, with particular emphasis on indigenous biodiversity.

An objective of this nature was previously lacking for the Wairau Plain, although it is acknowledged that the Plain is in an extremely modified state. Ecological values are largely confined to the network of streams, rivers and drains criss-crossing the area and in terms of indigenous biodiversity, this is in a very poor state.

In setting the policies, as a platform to support and enhance natural values, the Council considers that remnant natural systems - such as wetlands - are very important, and that all opportunities to enhance and expand natural values need to be taken. The policies therefore are most important in effectively and efficiently achieving the objective.

With the inclusion of a clear direction in the RMA, giving both regional and district council specific functions concerning the maintenance of indigenous biological diversity (sections 30(1)(ga) and 31(1)((b)(iii))), the Council considers the inclusion of this new objective helps to achieve the purpose of the RMA.

Landscape values

A new issue description, objective, policies and explanations have also been added to the Wairau Plain rural management area to address concerns over landscape changes. The discussion of the issue

highlights the distinct landscape characteristics of the Plain and the different opinions the community holds over the quality of the landscape. For a long time the Plain has been managed to derive primary production outputs but in recent years there has been concern over the rapid nature of change, with increasing areas of grapes having being planted. It is important, therefore, to strike a balance that enables the continuity of an attractive rural landscape, which is aesthetically appealing and supports natural systems, whilst being complimentary to and supporting a range of rural activities.

In recognition of the distinctive character of the Wairau Plain as a working rural landscape, a **new Objective 4 (12.2.2.4)** has been proposed as follows:

Objective 4 Maintain and enhance the working rural landscape.

The Wairau Plain is the most intensively developed and arguably, Marlborough's most modified rural landscape. The quality of this landscape has become increasingly important to the Marlborough community, with debate over the consequences of land use conversion to viticulture in recent years. While the most obvious influence on the landscape is the primary production activity, the landscape also reflects the health and diversity of natural systems, as well as providing for an aesthetically pleasant place in which people live, work and visit.

In this context, the new objective is entirely appropriate as it significantly contributes to two of the matters in section 7 of the RMA: these two provisions are: (c) *The maintenance and enhancement of amenity values*; and (f) *Maintenance and enhancement of the quality of the environment*. Because the Council must have particular regard to the matters in section 7 in achieving the purpose of the RMA, it is considered that this new objective is entirely appropriate. Two policies included to achieve the objective of maintaining and enhancing the working rural landscape, strive to realise this balance.

Integrity of the arterial road network

Another new issue proposed to be added to this section of the Plan is a reflection of the range of road network investigations undertaken throughout the review process. The issue description points to the importance of a properly functioning road network for the overall sustainability of the Wairau Plain's resources.

The third **new Objective (12.2.2.7)** to be added for the Rural 3 Zone therefore concerns the integrity of the arterial road network on the Wairau Plain.

Objective 7 Maintain the integrity of the arterial road network of the Wairau Plain.

The MRPS recognises that a road hierarchy is the guiding framework for the function of roads within Marlborough. In this regard, the new Objective 7 is closely linked to the outcomes sought in the Marlborough Regional Land Transport Strategy (2001-2006), which along with the resource management plans for Marlborough, sets out a road hierarchy. Specifically for the Rural 3 Zone, there has been difficulty in maintaining this hierarchy as increasing development pressures, along with the aspirations of commercial operators to locate on high traffic density routes, have presented a growing threat to the integrity of the arterial road network.

The planned function of this network, which complements State Highway routes 1, 6, 62 and 63, must be managed to ensure the sustainability of both the immediate and wider road networks, both for servicing the rural land in the zone and for general land transportation purposes both within and beyond the district. The extent, to which this objective helps to achieve the purpose of the RMA then, is significant in terms of the road network being a physical resource contributing to the overall wellbeing of the community.

The policy framework supports new Objective 7, by ensuring, in part, that the density, scale and location of land use activities do not generate adverse effects. Locating commercial and industrial activities on properties with accesses off local roads is promoted, to prevent the integrity of the network from being compromised and this is supported by using symbolic signs to indicate the location of land use activities on local roads.

One of the key lessons learned from the current development pressures is the importance of sustaining the intended role of the arterial road network for safe and efficient local, regional and inter-regional land transport outcomes. Therefore these policies are considered to effectively and efficiently achieve the objective, to ensure that a well performing road network is maintained for Marlborough's accelerating rate of development and growth. This will help in part to achieve the overall sustainable management of the resources of the Wairau Plain.

Methods of Implementation (12.2.3)

Aside from the changes proposed for rules, and which are dealt with later, there have been few changes to the Methods of Implementation for Issue 12.2.1. The changes are limited to the 'Council Activities' method. The two aspects of note here are that the Council will take steps to confer limited access road status for Old Renwick Road, and that there will be a continuation of the partnership with the community to achieve positive outcomes on private land in regard to the work on landscape and indigenous biodiversity. These methods effectively support the policies and objectives as amended.

General Rural

The General Rural area (that is the land below 1000 metres) is described as being distinguishable by its vastness and relative isolation from major centres of population. The issue for this area is described in the Plan as being the sustainable management of land areas neither above 1000 metres nor part of the Wairau Plain. It is anticipated that a wide range of activities will be able to establish in this area, subject to standards and controls to avoid or mitigate adverse effects on vegetation and soil resources, landscape and amenity values. The Plan also comments that due to the relative isolation of this area and climatic constraints, it is unlikely that there would be intensive development of any form in the foreseeable future.

From the expansion of viticulture into some of these areas, it can be seen that the statements within the Plan do not accurately reflect what is occurring today. Consequently the discussion of the issue has been updated to reflect land use changes such as viticulture as well as the developing trend of rural lifestyle allotments and small rural holdings being created.

The Council's investigative work into the creation of rural lifestyle allotments and a specific investigation⁸ into the cumulative impact of these allotments in the Onamalutu Valley on the north bank of the Wairau River, have raised a number of issues for the Plan. The Council subsequently conducted a wider, more general study of issues in the Rural 4 Zone⁹, with a view to identifying issues and clarifying the relationship between the Rural 3 Zone and land beyond that zone but within a 40 minute commuting distance from Blenheim. While some of these issues will need further investigation, the work undertaken did identify a range of recommendations for improving policy within the Plan.

A number of the issues, such as biodiversity or ecological values, road safety and efficiency, soils, landscape, and amenity values do have some parallels with the Rural 3 Zone. However, because land in the Rural 4 Zone is further distant from the main urban centres of the Wairau/Awatere Plan area than the Rural 3 Zone, the issues may have slightly different implications. The following evaluation refers therefore to the Rural 3 Zone assessment where a comparable objective or policy has been developed to address an issue.

Objective 1 of 12.4.2 has been amended to give recognition to the primary production options for rural land:

Objective 1 Maintenance or enhancement of the life supporting capacity of the soils and the retention of primary production options for rural land.

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⁸ Davie Lovell-Smith. July 2004. Onamalutu Valley - A Rural 4 Case Study. Prepared for the Marlborough District Council.

⁹ Davie Lovell-Smith. October 2005. Proposed Wairau-Awatere Plan Area Rural 4 Zone - Impacts of Lifestyle and Small-lot Development. Prepared for the Marlborough District Council.

Viticulture spreading into the Rural 4 Zone, along with food cropping, is a direct reflection of land availability and land values in the Rural 3 Zone. Additionally, there are now pressures for land fragmentation and more intensive development, which may compromise primary production options. The objective therefore has been amended to recognise the importance of primary production in the Rural 4 Zone.

One new policy has been included to help more effectively and efficiently achieve the amended Objective 1 (of 12.4). This will help ensure that inappropriate subdivision and development do not compromise primary production options, in circumstances where such activities might affect an economic rural holding.

It is proposed to amend **Objective 2 of 12.4.2** to refer to both rural amenity values and natural values. While existing Objective 3 of 12.4.2 deals with natural values, it is largely in the context of water resources. There is a need therefore to ensure such values, and landscape values, are appropriately considered. An amended objective is therefore proposed as follows:

Objective 2 To provide for enable a range of activities to occur, which support rural amenities and natural values. do not create an unacceptable working environment while avoiding, remedying or mitigating adverse effects on the environment.

A number of new policies are proposed to help better achieve the objective, which provides for a range of activities, which do not create an unacceptable working environment while avoiding, remedying or mitigating adverse effects on the environment. Land fragmentation and pressure for more intensive development means additional pressures to maximise land area for production purposes. Whilst it is acknowledged that primary production is at the heart of rural land management, the retention and enhancement of natural systems, such as wetlands, must be given priority, noting their rarity in southern Marlborough, and for their intrinsic value as well as for their potential natural capital. The need for these policies concerning natural and ecological values, has resulted in part from the assessment work on significant natural areas and also the consideration of the demand for rural lifestyle allotments in the Rural 4 Zone.

Additionally fresh water resources continue to come under increasing pressure. This area has, in some cases, limited and fragile water sources, which need to be acknowledged in the context of broader decision-making. (A separate review of the framework for managing water resources is currently being carried out by the Council.)

A **new Objective 3 (12.4.2.3)** has been added to address issues concerning the road network within the Rural 4 Zone. The objective is as follows:

Objective 3 Maintain the integrity of the district road network.

Although some issues are similar to the Rural 3 Zone, concerns have arisen with subdivision and development in certain locations, e.g. valley roads, which serve large catchments planted in commercial forest and, which have the potential to adversely affect the safety and efficiency of local roads. The problems usually arise as a consequence of the physical constraints of a road's alignment, both width and sight lines, and also as a result of an increase in vehicle numbers because of subdivision/development activities

With more people choosing to live on small holdings some distance from urban centres and community facilities, the potential for conflicts with different road users is becoming more apparent. This has become evident in the Onamalutu Valley where an investigation has highlighted land use conflicts with existing planted commercial forestry and the development of a node of rural lifestyle allotments. Safety issues with logging trucks and children using these narrow roads are of real concern.

Similarly with the expansion of viticulture to areas within the Awatere Valley, some of the roads in this area are now under increased usage from trucks servicing vineyards, where this had not previously been the case. The objective is therefore considered appropriate for the same reasons as in the Rural 3 Zone.

Policies have been included to help achieve the new objective. The evaluation for these policies can be regarded as the same as for the Rural 3 Zone, in that a key lesson learnt from the current development pressures is the importance of sustaining the intended role of the arterial road network for safe and efficient local, regional and inter-regional land transport outcomes. Therefore these policies are considered to effectively and efficiently achieve the objective, to ensure that a well performing road system is maintained for Marlborough's accelerating rate of development and growth, which is also occurring outside of the Rural 3 Zone.

Rural Lifestyle Localities

The rural management area that deals with rural lifestyle localities highlights an issue of residential development extending into the rural area, with potential residents being brought into closer contact with land use activities such as viticulture, orchards, intensive livestock operations, forestry or rural industries and the associated effects that arise from these activities. The Plan considers that rural activities which are legitimately established should not be expected to relocate to accommodate residential activity. The Plan does indicate however, that residential activities can be permitted where steps have been taken to mitigate any adverse effects but also states that some areas, such as at Rarangi have been given a rural residential zoning and that new locations will be considered where a range of issues can be adequately addressed.

Issue 12.3 was originally headed "*Rural Residential (residential activity in the rural environment)*". Over time there has been some confusion as to whether this particular part of the Rural Environments chapter is to be applied to land that is zoned Rural Residential or for development proposals that create rural residential sized allotments in either the Rural 3 or Rural 4 Zone, or both.

The issue now clearly identifies that this particular part of the Rural Environments chapter relates to Rural Residential Zones only. The section heading now reflects this and the issue statement has also been refined to signal that rural residential living will be accommodated within a specific zone. This has been a direct outcome of the work on rural lifestyle allotments in the Rural 4 Zone undertaken as part of the Council's background investigations for this variation.

An amended **Objective 1 of 12.5.2.1** now clearly signals that Rural Residential Zones are provided for to enable the creation of allotments of rural residential proportions.

Objective 1 ~~To adequately provide within the Rural Zones for a range of persons wishing to live in the rural areas without placing undue demands on existing facilities in the rural areas and without inhibiting or diminishing the life supporting capacity of the soil of the land. Provide for and to enable the provision of Rural Residential Zone locations, which allow allotments of rural residential proportions to be created.~~

This objective more clearly achieves the purpose of the RMA, particularly when considered in context with the other amended and existing objectives and policies for both the Rural 3 and 4 Zones.

Policy 1.2 of 12.5.2 is proposed to be deleted, as it has been effectively turned into an amended objective for this section of the Plan. One other policy has been slightly amended to ensure that where rural residential zones are established, they do exacerbate conflicts between rural activities and residential activity. Previously the policy was concerned with rural residential development generally. As the objective has become more specific to rural residential zones, then it has been necessary to amend the policy accordingly.

The Methods of Implementation at 12.5.3 have been amended to reinforce the using of a specific Rural Residential Zone to identify existing rural residential areas. An additional method has been included for 'Plan Changes', similar to that for the Urban Environments chapter. This method is advocating the use of plan changes where there are to be new areas of rural residential zoning. Giving this clear direction is more effective in achieving the Plan's objectives, and as an approach of integrated planning rather than ad hoc change, it is preferable and more efficient.

Land Transport - Chapter 19

The resource management issues addressed in Chapter 19 are focussed on the sustainable management of the physical infrastructure of transport network, as a resource, as well as on the services that use them, and the adverse environmental effects that arise from the network. The network of roads, rail, cycleways, and pedestrian pathways; and the movement of vehicles, goods, and people through that network; are essential to economic activity, and to the convenience and wellbeing of the people of Marlborough. Therefore the land transport infrastructure of Marlborough forms a significant component of the physical resources of the Wairau/Awatere Plan area.

Objective 19.3.1 is not proposed to be amended through the variation although there are several policy changes. The objective currently states:

Objective 1 Development, maintenance and use of land transport infra-structure in a way that avoids, remedies or mitigates adverse effects on the Wairau/Awatere environment, and on the health and safety, and wellbeing of the community.

The policy changes are to Policies 1.2 and 1.5; it is proposed to remove Policy 1.2 from this objective as it more clearly relates to Objective 19.5.1 which is concerned with addressing an issue of the development of a sustainable road transport network. A rewording of Policy 1.2 will now appear under Objective 19.5.1. Policy 1.5 has been amended slightly to include reference to the 'upgrading or existing roads' alongside new or extended roads.

Objective 19.5.1 is proposed to be amended as follows:

Objective 1 Continue to ~~build and maintain~~ sustainably manage a hierarchical network of roads.

The issue being addressed through this objective is "*the development of a sustainable road transportation network which allows the community to function with minimal conflict between land use, traffic and people*". The transportation of nearly all goods and people within the district is undertaken by vehicles using the road network and this situation is unlikely to change significantly in the medium term. It is therefore important to plan the road network to both facilitate accessibility and minimise effects on the environment. It is also necessary to ensure that land use activities themselves do not detract from the proper functioning of the network.

In this context the use of the words "*maintain and build*" in the objective as currently worded, does not adequately address the issue whereas the words "*sustainably manage*", are more encompassing in terms of looking at the importance of the hierarchy, rather than focussing on building. The amended objective is therefore considered to more appropriately achieve the purpose of the RMA.

As indicated above, Policy 1.2 from Objective 19.3.1 is now to be included under this objective. As originally worded Policy 1.2 was recognising both the roading hierarchy in the context of roads themselves and activities such as subdivision and development that need to be consistent with the roading hierarchy. These issues will now be included in two separate policies so that both matters have adequate recognition.

There are also two new policies being added to this objective and these are proposed to strengthen the significance of the roading hierarchy, which determines the function of a road and how it is managed. Several other amendments to the policy framework for this objective are also proposed and these are ensuring that the cumulative effects of traffic generating activities are considered, and that the roading hierarchy is periodically reviewed to reflect land use changes and road characteristics. Generally the reworded policy provides greater clarity about the need for consistency with the roading hierarchy as set up in the Marlborough Regional Land Transport Strategy.

Objective 19.7.1, which is not proposed to be amended, ensures that the adverse effects of activities on the land transport infrastructure are avoided, remedied or mitigated. Only one policy is proposed to be amended and that is an addition to Policy 1.1 to include recognition of the cumulative effects that can arise from subdivision and development of land. For example, incremental non-complying residential

subdivision can change road use patterns and affect intersections, even though individual subdivisions may only generate low or modest traffic volumes. This has been evident in the case of the non-complying residential subdivisions in the David Street, area where there has been a consequent increase in the number of residential traffic movements. There are now issues with the ability of David Street to safely accommodate these increased traffic movements because of its narrow width and also with the unexpected number of vehicles now using the intersection with Battys Road, which is a secondary arterial road.

The addition of a **new issue (19.8)** within the Land Transport chapter - "*Maintenance of the integrity of the arterial road network of the Wairau Plain*" - has seen the need for a new objective. This new Objective 1 of 19.8.1 is the same as that for the Rural 3 Zone (see below) and the evaluation for this objective can be regarded the same as previously explained.

Objective 1 Maintain the integrity of the arterial road network of the Wairau Plain.

The need for this new objective and accompanying policies specifically for the Wairau Plain stems directly from the road investigations undertaken by the Council in response to development pressures for subdivision and land use activities locating in the area. While the Plan already recognises that land use activities can have an adverse effect on the safe and efficient operation of the land transport network, the policies will ensure the cumulative effects of activities do not, over time, adversely affect the road network. This is particularly important in the Wairau Plain given there are four state highways that traverse the Plain, and that there have been increasing development pressures to develop on these highways and other major arterial routes.

The policies also signal that commercial and industrial development, when they occur, can be expected to have access off local roads. The changes also confirm the importance of a defined relationship between urban/township limits and the Rural 3 Zone, in that creeping/ribbon development is discouraged.

Collectively the changes to the policy framework for Chapter 19 are considered necessary to efficiently and effectively achieve the objectives in the Land Transport chapter. The policy changes include greater recognition that roads do not operate in isolation from other aspects of the environment and an acknowledgement that the arterial network is largely a finite resource. The evaluation of policies for roading under the Wairau Plan and General Rural sections of the Rural Environments chapter is also relevant here.

Subdivision and Development - Chapter 23

Subdivision activities are specifically recognised as a category of activity in Section 11 of the RMA, distinct from land use activities. However, subdivision is closely related to land use, in that it creates a framework for the establishment of land use activities (in terms of the creation of additional titles) and is clearly linked to subsequent land use expectations of land owners. Because of this linkage, the effects of land subdivision are long term and cumulative.

This chapter of the Plan addresses some specific issues arising from subdivision including recognising the inherent constraints of where subdivision may occur, that subdivision can impact on natural features, the effects of activities on amenity values and the demands for servicing new subdivision/development proposals.

The changes that are proposed to this chapter are relatively limited and essentially support the changes made in previous chapters, especially in terms of the changes to Chapters 4, 5 and 10 in respect of promoting the maintenance, enhancement and restoration of habitats, landscape values and natural character.

The first new policy supports an unamended **Objective 23.3.1**:

Objective 1 That significant natural features be identified and protected through the process of land subdivision and/or land use development, recognising likely subsequent land use practices.

The new policy reflects a need to provide for the creation of allotments which protect the natural features including bush, riparian lands, wetlands, headlands, heritage features, ridges and hazard areas. This recognises that land along the margins of streams, lakes or the coastline may have significant natural values and serve as important habitats. There is strong emphasis given to the enhancement of these areas under Section 6 of the RMA. Esplanade reserves, and to some extent esplanade strips and access strips, provide a statutory means of achieving such protection, and other similar legal mechanisms can also be applied.

Some changes to the explanation for policies is proposed as a result of this new policy. Some minor wording changes have also been proposed to achieve consistency in terminology when referring to 'significant natural features'.

The second area of change to this chapter arises in respect of **Objective 1 of 23.4.1** (although the objective itself remains unamended):

Objective 1 That allotment design size and dimensions created through the subdivision process be determined with regard to the likely activities to be carried out on those allotments, and their effects on amenity values and other resources.

One new policy has been included to help in more effectively and efficiently achieving this objective and this relates to allowing flexibility for subdivision for utilities, conservation or flood protection purposes. This change follows a similar theme to that of the first policy change. An existing policy under this objective (Policy 1.5) has been slightly modified to reflect the investigative work of the Council on working rural landscapes and related amenities values.

Collectively these new policies and the amended existing policy will assist in achieving the objectives, which in this chapter have not been proposed to be amended through this variation. The few policy changes proposed have been deemed necessary, as a consequence of the overall review, to ensure consistency across the Plan.

Volume Two and Three of the Plan - Effectiveness and Efficiency of Rules

Rules have been used in the Plan, and have proven over time to be an effective and efficient method of Plan implementation. Overall, this variation proposes relatively minor changes to the Plan's rule framework, as the emphasis has been on reordering and strengthening objectives and policies to achieve sustainable outcomes.

The Definitions, General Rules, Subdivision, Standard Requirements for Subdivision and Development, Rural 3 and 4 Zone and Rural Residential chapters of Volume Two are affected by rule changes. Volume Three (Planning Maps) is also affected by rezoning proposals.

For the purposes of evaluation, the proposed rule changes are discussed under the following headings:

- Roads;
- Subdivision and related requirements;
- Residential activity; and
- Rezoning.

Roads

There are several minor changes proposed to the General Rules that relate to the minimum distance between vehicle crossings (**General Rules - Transportation - General Rule 2.4.4**). The rules have been clarified for roads where the speed limit is 100 km/h, to provide for different distance requirements, dependent on the class of road within the overall road network hierarchy. This change picks up on the

overall, “increased precision”, approach, promoted by the variation, in strengthening linkages and apportioning relative constraints on the minimum distance between vehicle crossings.

Subdivision and related requirements

The **Subdivision chapter** sets out the rules under which subdivision may occur in the various zones of the Plan area. With one exception, only relatively minor changes are proposed for this chapter. Essentially the provisions that have been amended are as follows:

- Matters that the Council would assess in subdivision applications and may impose conditions over (Rule 2.5 Matters Over Which Council Will Exercise Control). This now includes additional reference for the protection of existing wetlands and landscaping matters, which is a direct reflection of responding to the policy and methods concerning these matters. It also supports community advocacy on these issues.
- An addition to the Advisory Note under Rule 2.4.2 State Highways indicates that the Council intends to pursue limited access road status for Old Renwick Road. This reflects the importance that the Council places on Old Renwick Road’s function. Limited access road status is seen as essential to achieve the required arterial road network outcome.
- The inclusion of a new special subdivision provision for the protection of significant environmental features. It is proposed to include, under the discretionary provision for Special Purpose Lots, a new Rule 3.7.2, for the recognition of subdivision(s) for the protection of significant environmental features(s).

Subdivision provides a highly appropriate mechanism to delineate and enable enduring protection of such features as bush, riparian lands, wetlands, headlands, heritage features, ridges and hazard areas, and archaeological sites.

This provision is already in place in the Marlborough Sounds Resource Management Plan. For consistency, and in acknowledging the highly significant natural values in southern Marlborough (which is a centre of endemism of national importance), the current variation presents an overdue opportunity for its inclusion.

This change again reflects the Council’s response to proposed policy changes and community aspirations.

- The deletion of the special provision to create single rural residential allotment rule (Rule 3.7.4). This rule is inconsistent with the policy framework that underpins the Rural 3 Zone subdivision rules and is generally in conflict with the principles surrounding the 8 hectare trigger for non-complying subdivision. This provides a mechanism, through which, allotments of residential proportions can accumulate in the Zone, particularly as the rule does not provide a prohibition for the further subdivision of amalgamated parcels. This means there is no certainty of the apparent ‘trade-off’ that this rule appears to provide. It is appropriate for a subdivision proposal to create an allotment of residential proportions to be considered as a non-complying activity.

In the **Standard Requirements for Subdivision and Development chapter**, the Plan sets out, in part, the information to be supplied with applications for subdivision consent and for development proposals where appropriate. A minor change has been made to Rule 1.3 Site Detail - Other Factors. The bullet point requiring details of any site contamination, to be lodged with an application for resource consent, has been extended by giving examples of the types of contamination.

This change is in response to the types of contaminated sites that have been found in rural areas in recent years and provides greater perspective for Plan users. This includes, for example, sheep dip sites, chemical storage sites, rural dump sites or glasshouses formerly located on the Wairau Plain - Rural 3 Zone area.

Residential activity

Definition Changes

There are a number of definition changes that have implications for residential activity.

Accessory Building

There has been some confusion over what constitutes an accessory building in the context of the definition of residential activity. A new definition has been added for accessory buildings to clarify that such buildings are incidental to that of a building on a site.

Community Facility

The activity of “rest homes” has been added to the community facility definition, since rest homes more naturally align with the activities that have been included under the community facility definition umbrella.

Home Occupation

There has been some debate about the exact meaning of the current definition of home occupation. This definition had been restructured to provide for easier interpretation.

Homestay

The maximum number of persons that can be accommodated in a homestay activity has been included in the definition, where it belongs. It was formerly part of the permitted activity listing in the zone rules.

Residential Activity

The definition of residential activity has been altered to enable the inclusion of holiday home living, to remove the unnecessary inclusion of “leisure activities” and to include accessory buildings. Reference to community housing has also been included in the definition.

Residential Unit

The current definition of residential unit includes reference to a “holiday home”. The term residential unit is a universal one, in that it covers a generic building activity type and specific reference to the term holiday home is unnecessary.

The term “family flat” is proposed to be removed from this definition. The permissive nature of this provision, as it stands, had the effect of allowing two residential dwellings per title, which is at odds with the planned settlement density of both the urban and rural environments. This permission has the cumulative potential to degrade amenities and landscape and adversely affect road function, water supply capabilities and domestic wastewater disposal capacity, with its potential doubling effect. (In recognition of this change, a new rule has been added to the Rural 3 and 4 Zone rules to make provision for relatives of the landowner.)

Worker accommodation

A proposed new definition has been included for ‘worker accommodation’, because of its specific nature, and because the definitions for visitor accommodation and residential activity don’t adequately cover what may occur.

Rule Changes

The following changes are proposed to the Rural 3 and 4 Zones chapter.

Worker Accommodation Rules

In conjunction with the proposed addition of a new and specific definition for ‘worker accommodation’, new rules have been proposed for the Rural 3 and 4 Zones chapter. Worker accommodation in the Rural 4 Zone is listed as a discretionary activity and worker accommodation in the Rural 3 Zone is listed as a non-complying activity.

The different status of these two activities reflects an approach, that worker accommodation for the Rural 3 Zone is preferably located in urban/township centres, where support infrastructure and community facilities are located, particularly because travel distances from these established residential centres are small.

It is also undesirable for such additional facilities to be located on Rural 3 Zone land, because of the cumulative loss of versatile land to production, and for water supply, road network, wastewater disposal and landscape and amenity factors. Accordingly, any proposal for worker accommodation in the Rural 3 Zone needs to be evaluated against the threshold tests in section 104D of the RMA.

These issues have considerably less relevance for land in the Rural 4 Zone, however, due to the variability of site-specific circumstances, the potential effects still need to be considered through the resource consent process.

Residential Activity

Currently there is no permitted activity rule that provides for residential activity as a permitted activity in the Rural 3 and 4 Zones. This means that technically, although a dwelling can be built as a permitted activity, no occupation of the dwelling for residential activity could take place without a resource consent. Therefore a new rule has been added that specifically provides for residential activity as a permitted activity.

Dwelling Houses

Under the Permitted Activity rules for the Rural 3 and 4 Zones, a limitation is proposed in regard to building a dwelling house as of right. This reflects a fundamental premise that one dwelling house per title (created by formal subdivision) is appropriate. This has been the historic and proven land management approach.

As a consequence of an amendment to the RMA, a title can now issue, without the legal necessity of a formal subdivision process, and therefore outside the ambit of the Plan, for lease titles of less than 35 years in length. If this entitlement is not qualified by the Plan, the possible resulting rural settlement density, and its consequent flow-on implications, may not be appropriately managed. Accordingly, the rule has been changed to reflect this situation, and is also qualified by a condition to cover the leasing without subdivision situation.

Provision has been made, at a discretionary level, for the Rural 4 Zone, for two or more dwelling houses for any title, with the same provisions applying, at a non-complying level for the Rural 3 Zone.

The reasons for the relative status of these provisions are as explained for 'worker accommodation', above, e.g. for the Rural 3 Zone, issues relating to the cumulative loss of versatile land to production, and for water supply, road network, wastewater disposal and landscape and amenity factors. Similarly, these issues have considerably less relevance for Rural 4 Zone land.

House for Dependent Relatives

As explained for the proposed new definition of 'residential unit', the family flat aspect was removed from that definition. However, in recognition of this change, a new controlled activity rule has been added to the rules, to make provision for relatives of the landowner. This new rule reinstates the provision, which was implemented under the Wairau Plain Section of the Transitional District Plan, whereby an additional dwelling house for relatives can be located on the title, subject to relocation and bonding provisions. This rule provides a right to the landowner for this purpose, whilst protecting the Plan area from the potential of double-density housing, which has the cumulative potential to degrade amenities and landscape and adversely affect road function, water supply capabilities and domestic wastewater disposal capacity. The rule is provided with a level of precision, in that it provides a size limitation.

Site Coverage

Under the Conditions for Permitted Activities section, existing Rule 1.3 relates to the Bulk and Location of Buildings and Structures. Associated Rule 1.3.5 relates to site coverage. This rule currently has a general site coverage permission of 15%, which means that it can be expected that 1.2 hectares of an 8 hectare allotment can be covered in buildings.

This as of right provision is at odds with the Plan's expected landscape, soil's utilisation and storm water management outcomes. It also sends an inappropriate permitted baseline signal to the community. Accordingly, the site cover permission is now proposed to relate more directly to allotment area, and so Rule 1.3.5 provides an allotment related range of site cover, from 5% to 15%, which reflects a practical scope and limitation, whilst taking into account the expected outcomes for other sustainable management factors. It is also proposed to retain the exemption for greenhouses that use the soils.

Other Changes

As explained for the definition of 'homestay', the maximum number of persons allowed to be accommodated, as of right, had been deleted from Rule 1.1 and included in the definition. 'Professional offices' and 'veterinary clinics' have been removed from the list of permitted activities in Rule 1.1. The scope of 'home occupation', which remains in this rule, provides for the level of professional offices that might be anticipated to occur in the Rural 3 Zone, as of right. Given the scope and nature of veterinary clinics, and that they don't necessarily need to be located in the Rural 3 Zone in any event, veterinary clinics have been added to the list of discretionary activities in Rule 4.1.

A new permitted activity rule for "homestay" in the Rural Residential Zone has also been included.

Rezoning

The proposed changes to the planning maps, involving rezoning, are contained in Volume Three of the Plan. The five sites to be rezoned are on the urban periphery of Blenheim and essentially amount to rectifying a number of anomalies that have arisen as a consequence of historic decision-making.

The sites to be rezoned are as follows:

- Wither Road East (Map Sheets 10 and 18, Zoning 4) - from Rural 3 to Rural Residential.
- Waterlea Racecourse (Map Sheets 2 and 18, Zoning 2 and 4) - from Rural 3 to District Recreation.
- Rose Street - from Rural 3 to Urban Residential 2.
- Battys Road/ David Street/Severne Street (Map Sheets 4 and 18, Zoning 4) - from Rural 3 to Rural 3 (Future Urban Residential 2).
- Bary Street (Map Sheets 4 and 18, Zoning 4) - from Rural 3 to unzoned road parcel.

The locations of the zoning changes are shown in Appendix 3.

Location 1 - Wither Road East

It is proposed to rezone this land parcel from Rural 3 to Rural Residential. This reflects the surrounding zone and associated development. It adds to the available Rural Residential land close to Blenheim where there is a continuing demand. It also gives continuity to the established transition between urban and rural living in this area of the town.

Location 2 - Racecourse Land

It is proposed to rezone the land owned by the Marlborough Racing and Harness Racing Clubs. This land is currently zoned Rural 3, which is arguably quite inappropriate for its urban location. (A vineyard can be planted on this land as of right.)

Theoretically, the land is ideally suited to residential development, given its topography and location, the lack of natural hazards, and that servicing and roading can be accommodated relatively easily. It is within the notional urban limits of the town (it is surrounded by urban residential land), so its change in zoning would not detract from the anticipated area of available Rural 3 zoned land. Most importantly, however, it is able accommodate a significant degree of urban development, in circumstances where there are very limited opportunities around the urban periphery.

An alternative view point has been put forward, as to the desired continuity of this area as recreation type land, given its history and current status, and the need to ensure forward planning for recreational open space opportunities for Blenheim, which is acknowledged. There are limited opportunities or impediments to acquiring land for such purposes beyond the existing urban perimeter. Conversely, there are some opportunities within the urban area to potentially develop floodway land for specific open space recreational purposes. This may offer alternative space.

Whatever the zoning outcome might be, it is strongly recommended that the land be rezoned. There may well be merit in ultimately looking at this land, in conjunction with the northern portion of the land zoned District Recreation, to the immediate south, and reconfiguring an aggregated area with a combination of District Recreation and Urban Residential 2 Zoning. This third proposition could offer a unique opportunity for visionary planning. However, at this time a District Recreation zoning is proposed.

(All green-fields land, which might be rezoned from rural to urban residential, needs to be evaluated for natural hazards and residual contamination, and managed accordingly, in advance of residential activity taking place.)

Location 3 - Rose Street

The rezoning proposed for this land involves a change in status from rural to residential land (from Rural 3 Zone to Urban Residential 2 Zone). Originally it had been intended to incorporate a rule in the Plan, at a controlled activity level, that would enable the management of residual rural contaminants, prior to residential development, following on from the zone change. (Historic information indicates that certain activities that occurred in this area would likely involve contaminants.)

Mechanisms for site auditing and for determining safe concentration levels for contaminants have been investigated, along with ways in which to manage the involvement of accredited professional certifiers. To apply and administer a controlled activity rule of this type requires the use of precise standards and predictable outcomes for land owners, since applicants can expect approval. After investigating the adequacy of available standards to apply to this rule, it was concluded that there is currently an inadequate framework of scientifically reliable standards to use in a controlled activity status rule. It was noted, however, that work is currently proceeding, at a central government level, to rectify this situation.

Accordingly an Urban Residential 2 zoning is proposed to be applied to the subject land, but with a limited discretionary level rule. This will require a resource consent application, involving site analysis and remediation, if required, in advance of building work. (The properties affected by this rule will be scheduled in an appendix to the Plan.) The value of using a rule, of this status, is that it can focus the Council's discretion on the issue to be managed, and the Council is able to refuse consent, if necessary. A rule of this status will not need the degree of precision that was required for the controlled activity rule.

Location 4 - Battys Road/David Street/Severne Street

It is proposed to signal the future rezoning of this area of land from Rural 3 to Urban Residential 2. This area has a natural spatial association with the Urban Residential 2 land to its immediate north. A number of non-complying subdivisions, of residential proportions, have been approved in this location in recent years, and what is proposed would be a step towards regularising this situation. The area offers an opportunity to accommodate Blenheim's urban growth in the next planning cycle.

This zoning deferral is proposed primarily because this location needs to be managed, as a whole, for the natural hazard of flooding. Work to accomplish this will help integrate the existing subdivision and development, which has arisen as a consequence of consents to applications for non-complying subdivision, into the wider flood management of the area. This work will also reduce the risk of flooding to an acceptable level for the proposed zone at large. A major storm water pumping station, along with associated infrastructure, will be necessary to achieve this situation. It is anticipated that the related work might be achieved in the current planning cycle. The subsequent planning cycle could then confer unencumbered residential zone status. In the interim however, the Rural 3 Zone rules will continue to be applicable.

This area of land will also need to be evaluated for residual contamination from past rural activities.

Location 4A - Bary Street

The change in zoning at this site is simply to record a change in use of land from rural purposes to road reserve. This road was created through a subdivision, however there is no mechanism in the Plan to uplift the Rural 3 Zone from land, which ultimately vests as road. A formal variation/plan change is the only process by which such a zoning can be uplifted. The road will be shown as unzoned on the planning maps.

The benefits and costs of policies, rules, or other methods

As explained in the background part of this report, the Council's concerns with the increasing pressures of development on rural land were initially focussed on the Wairau Plain (the Rural 3 Zone). This was because of decisions the Council made on submissions to the originally notified proposed Plan, where a commitment was given to review the Plan's provisions, as they related to subdivision below 8 hectares on the Wairau Plain. After the initial investigative work began, the Council decided to more fully consider the issues associated with the use and development of this area.

What became evident through consideration of the issues was that they were not just relevant to the Rural 3 Zone and that the changes proposed may have had some quite significant implications for other rural zones, particularly the Rural 4 and Rural Residential Zones, as well as for the interface with urban areas such as Blenheim. Additionally, the commencement of the review of the MRPS resulted in the Council re-evaluating the scope of the variation.

Consequently, the emphasis on the policy and rule framework for subdivision in the Rural 3 Zone changed with the variation now being focussed on addressing issues surrounding landscape values, biodiversity, rural amenities, the road network and the rural/urban interface in the Rural 3 Zone, that part of the Rural 4 Zone below 1000 metres and the Rural Residential Zone. This means that in the interim, until the review of the MRPS has been completed, the existing subdivision provisions for the Rural 3 Zone, of the 8 hectare minimum allotment threshold between controlled and non-complying activity subdivision status, will be retained.

The key economic benefits from retaining the status quo for subdivision on the Wairau Plain and the resulting flow on to the Rural 4 and Rural Residential Zones are:

- Productive land for future agricultural and horticultural purposes is retained, instead of being less efficiently used in smaller lot sizes with increased coverage by houses, buildings, accessways and property boundaries. Also the retention of the productive capability of these highly versatile soils provides additional benefit to the community by maintaining future flexibility for alternative land uses;
- Retaining a pattern of land use and development, which has cultural and social appeal to the community generally, is more helpful in retaining landscape values, ecological values and amenity values thereby helping with the attraction of tourism and related economic activity to the district;
- Cost savings with respect to the provision of roads, wastewater and water supply management. In the case of the road network, using the existing network in the way in which it was designed, will be less costly for ratepayers than upgrading or duplicating the existing links, which are under stress due to increased rural population density. For water supply and wastewater, management of existing systems will become more difficult with increased rural population densities; and
- Preventing reverse sensitivity pressures arising making viticultural, agricultural and horticultural production and processing on the Wairau Plain more difficult.

The economic costs of retaining the subdivision provisions for the Wairau Plain may be seen as:

- Lost capital gain for sellers of land on the Wairau Plain, who get a lower land sale price, as a consequence of the reduced ability to subdivide the land under a non-complying activity status; and
- An inability for potential purchasers to buy smaller allotments of land for rural residential living on flat and fertile land in close proximity to Blenheim.

In a broader sense the overall benefits of the policy changes proposed through this variation are considered to be as follows:

- Greater clarity being provided about the priority management issues for three of the rural management areas: Rural 3 Zone; Rural 4 Zone (areas below 1000 metres) and Rural Residential Zones, as well as improving the understanding of the relationships between these three areas;
- Updating the Plan to reflect what are the current pressures for use of resources in rural areas;
- Greater recognition of the importance of biodiversity/ecological values in our rural environments resulting from the investigative work on significant natural areas and development of the landscape guidelines for the Wairau Plain;
- Providing some interim guidance about the matters needing to be considered for expansion of urban areas into rural environments;
- Ensuring that subdivision and land use activities are appropriately considered in terms of their effects on the integrity of the road network as well as on other road users; and
- Providing an improved policy framework particularly for subdivision or development within the Rural 4 Zone, where there has been an intensive period of development in recent years.

There are two main methods introduced into the Plan through this variation: the first being in respect of the landscape guidelines prepared for the Wairau Plain; and the second in terms of signalling that a plan change is the preferred method of considering proposals for the expansion of urban areas. In terms of the landscape guidelines, it is considered that the benefits of this method lie in its voluntary approach. Because the guidelines are not requirements to be complied within the Plan, any costs are only those accepted by landowners who use the guidelines in their planting choices and enhancement methods.

The benefits of the method concerning plan changes result in the comprehensive or holistic manner that proposals for significant changes in land use on the urban periphery of settlements can be considered. This is preferable to the piecemeal or incremental change that can occur through the resource consent process. The costs of this incremental approach can mean that proposals are not adequately planned for in the longer term. The costs to a proponent of using the plan change method are that this will take longer to process than a resource consent, although the outcome for either method has no greater level of certainty.

In terms of the rule changes proposed through the variation, there are not a great many changes intended. The changes effectively reinforce the approach taken in the policies, especially those in relation to landscapes, ecological values and wetlands. Rule changes to the definitions for residential related activities have been proposed. The benefits of these changes are the improved interpretation of the definitions as they apply to associated rules.

The risk of acting or not acting if there is uncertain or insufficient information

The RMA requires the Council to evaluate the risk of acting or not acting if there is uncertain or insufficient information about the subject matter of the policies, rules, or other methods.

This variation is a response to identifying, through investigation, research and analysis the various effects, resulting from mounting pressures, on the suite of resources that comprise the natural and physical resources of three of the rural management areas of the Wairau/Awatere Plan area.

In this regard, the Council does not consider that it is acting in the absence of uncertain or insufficient information, although it can always be argued that further investigations and research can be carried out. Additionally, the Council has previously indicated that there are other investigations that have been undertaken, or which are ongoing, and which will be the subject of later variations/changes to the Plan. These include things such as the disposal of domestic wastewater and the management of water.

An instance of where the Council has decided not to act, because there is insufficient information, is in relation to an area of rezoning that was proposed through the draft variation. This location on the Blenheim urban periphery, received mixed support from the public consultation phase. Irrespective of that response, further investigation about related issues has resulted in the Council deciding not to proceed with these proposals because of uncertainty brought about by a lack of sufficient information on a number of key issues, which is explained, as follows:

David Street/Severne Street (Map Sheets 4 and 18, Zoning 4) – from Rural 3 to Rural Residential

It was originally proposed to rezone this land from Rural 3 to Rural Residential. This area had been under continuing pressure for subdivision to create lots of Rural Residential proportions, and a number of non-complying subdivisions have been allowed to this end.

The spatial extent, of what was proposed, is logically limited by the roads to the north and east, and by floodway land to the south. The western margin was set to give regularity to the transition between rural residential land/urban land and Rural 3 land and also to limit the incursion of the Blenheim periphery into the Rural 3 Zone. This limitation also acknowledged the value of retaining the small to medium allotments, to the west, in the Rural 3 Zone. These lots also continue the transition beyond the proposed zone to complying Rural 3 lots.

It is acknowledged that there is a continuing need to make opportunities available for the development of Rural Residential land, which does not impinge on the Rural 3 Zone land resource, and, which consequently, eases pressure on that zone for the subdivision of allotments of lifestyle proportions.

Whilst this land is currently zoned Rural 3, it was intended that the proposed zone change would provide recognition of the non-complying development that has taken place in this location over recent years, as well as providing for a natural density transition between urban Blenheim and the Rural 3 Zone.

The public consultation process provided a range of opinion on the possibilities of rezoning land on the western periphery of Blenheim, and also advanced a number of ideas for a more appropriately considered transition between urban Blenheim and rural land. Subsequent consideration for these factors raised questions over the efficiency of the intended Rural Residential density for the periphery, and also related implications for future urban residential expansion, possibly onto rural residential land, which concerned land use efficiency and servicing.

It became clear that a more comprehensive investigation of these issues is required, before further transition-related zoning is promoted for Blenheim's western periphery. Accordingly, the Council has decided not to proceed with this proposed zone change. Further work to look at the type and extent of transitional settlement density will follow and will also be considered within the context of the review of the Marlborough Regional Policy Statement as explained earlier in this report.

Appendix 1: Supporting Documentation and List of References

Boffa Miskell Limited. September 2000. **Rural 3 Zone Amenity Factors: Wairau/Awatere area of the Marlborough District.** Report prepared for the Marlborough District Council.

Boffa Miskell Limited. May 2001. **Investigation of the David Street Area.** Report prepared for the Marlborough District Council.

Brown, Copeland & Co Ltd. November 2004. **Wairau Plain Draft Variation - Outline Of An Economic Evaluation Of Proposed Strengthening Of Provisions Limiting The Subdivision Of Land Below 8 Hectares.** Report prepared for the Marlborough District Council.

Davie Lovell-Smith. July 2004. **Onamalutu Valley - A Rural 4 Case Study.** Prepared for the Marlborough District Council.

Davie Lovell-Smith. July 2005. **Blenheim Residential Growth - Assessment of the Adequacy of the Urban Blenheim Residential Land Bank.** Prepared for the Marlborough District Council.

Davie Lovell-Smith. October 2005. **Proposed Wairau-Awatere Plan Area Rural 4 Zone - Impacts of Lifestyle and Small-lot Development.** Prepared for the Marlborough District Council.

Lucas Associates. November 2002. **Wairau Plain Landscape Concept: 1. The Plan 2. Guidelines.** Prepared for the Marlborough District Council.

Marlborough District Council. 28 August 1995. **Marlborough Regional Policy Statement**

Marlborough District Council. 6 November 1997. **Proposed Wairau/Awatere Resource Management Plan.** (As amended by decisions on submissions, variations, changes resulting from clause 10 and 16 amendments through the First Schedule, amendments resulting from designation changes and changes from section 279 consent orders.)

Marlborough District Council. 2000. **1999 State of the Environment Report.**

Marlborough District Council. 2001. **2000/2001 State of the Environment Report.**

Marlborough District Council. September 2001. **Report on Findings from the Rural 3 Subdivision Project.**

Marlborough District Council. March 2003. **2001/2002 State of the Environment Report.**

Marlborough District Council. June 2003. **Groundwater Quality Report 2003.**

Marlborough District Council. 2003. **Subdivision Trends Analysis.**

Marlborough District Council. January 2004. **2002/2003 State of the Environment Report.**

Marlborough District Council. July 2004. **Discussion Document - Draft Variation: Review of Policies for Managing the Wairau Plain (Rural 3 Zone).**

Opus International Consultants Limited. June 2001. **Wairau Traffic Study Rural 3 Zone.** Report prepared for the Marlborough District Council.

Opus International Consultants Limited. April 2002. **Rapaura Road Safety Study.** Report prepared for the Marlborough District Council.

Opus International Consultants Limited. May 2002. **Crash Reduction Study Marlborough 2002.** Report prepared for the Marlborough District Council.

Opus International Consultants Limited. November 2002. **Interim Wairau Plains Arterial Roads Strategy Study.** Report prepared for Marlborough District Council.

PALMS Limited (Sutherland RD). January 2001. **Ground Truth and confirm the *eastern margin* of the theoretically (GIS) mapped Versatile Land Resource in Wairau Plains.** Report prepared for the Marlborough District Council.

Pattle Delamore Partners Limited. June 2001. **Domestic Wastewater Disposal in the Rural 3 Zone.** Report prepared for the Marlborough District Council.

Appendix 2: Record of the Development Process

8 October 1998	The Rural 3 Zone policy review process began with the Council making decisions on submissions to the Proposed Wairau/Awatere Resource Management Plan. As a consequence of its decisions (ratified on 8 October 1998) on public submissions to the Proposed Plan, the Council promoted Variation No.7, which sought the inclusion of new policies and rules to provide for subdivision between 1 and 8ha as a discretionary activity.
9 November 1998	Meeting between Council officers and Marlborough surveyors, to discuss Rural 3 Zone management issues, in advance of drafting Variation 7 (noting that the Nelson Marlborough Institute of Surveyors had an Environment Court reference on the related Plan provisions).
16 December 1998	Regulatory Committee meeting considered the range of likely variations to the Plan, arising from its decisions of 8 October 1998. These prospective variations included Variation 7. Work subsequently progressed on redrafting the Plan to accommodate the changes anticipated by Variation 7 (and the other variations).
19 May 1999	Meeting with Regulatory Committee Chairman and Regulatory Department staff, to look at the scope of Plan Variation 7, along with significant current management issues for the Rural 3 Zone. A discussion paper about matters relating to Variation 7 was compiled as a consequence of this meeting.
10 June 1999	Discussion paper presented to the Regulatory Committee meeting. Subsequent effort focused upon developing a section 32 report, to support Variation 7. This process highlighted the lack of information available to the Council on Rural 3 Zone issues and the report concluded that rather than being promoted as the 'solution', the variation was very much the 'beginning'. The report signalled that a programme of continuing investigation and analysis to comprehensively examine Rural 3 zone issues would be undertaken.
4 November 1999	Proposed Variation 7 was approved for public notification by the Council.
17 November 1999	Regulatory staff meeting to establish priority Rural 3 Zone subdivision issues for investigation for the 1999/2000 financial year. As the various priority issues were progressively investigated, these became the subject of reports that were presented, at intervals, to the Regulatory Committee and the Council.
16 December 1999	Public submissions to Proposed Variation 7 closed. The submissions received were subsequently summarised and notified for further submission. Very few (7) submissions were received, either in support of or opposing the proposed Variation.
7 November 2000	Regulatory Committee considered and decided upon the submissions lodged on Proposed Variation 7. Having heard these submissions, the Committee took the view that there was insufficient information available and insufficient scope in the submissions to achieve the outcome sought by these submitters. Consequently, in bringing down its decision on submissions, the Committee considered that a change in status for subdivision in the Rural 3 Zone should not occur until investigation and analyses of the issues surrounding the Rural 3 Zone were much more advanced.
14 December 2000	Full Council resolved not to adopt Variation 7 in accordance with the decisions made by the Regulatory Committee. As a result of Variation 7 being "effectively withdrawn" (leaving the related Environment Court reference unresolved), the legal weight on the minimum lot area threshold remained with the Wairau Plains Section of the Transitional District Plan, whereas, in terms of the related objectives and

	policies, the substantive legal weight lay with Volume One of the Proposed Plan.
16 January 2001	With investigatory outcomes now becoming available (see Appendix 1 for reports), the Council wrote to 17 identified agencies and stakeholder groups (including iwi), explaining the priority issue investigation process and enclosing a number for reports for information and response.
2 April 2001	Update provided to senior management on the continuing Rural 3 Zone issues project.
4 July 2001	Decision made to prepare a report based upon the work that had been overseen by the Environment Committee (previously called the Regulatory Committee) and to be presented at the final meeting of that Committee's term, on 6 September 2001.
16 August 2001	<p>Environment Committee and staff workshop: "Outcomes and Direction Resulting from the Rural 3 Zone Project". The output from this workshop involved a document, entitled: "Report on the findings From the Rural 3 Zone Subdivision Project". This report had three purposes:</p> <ul style="list-style-type: none"> • to assist the current Environment Committee in bringing together in one place the various threads of work relevant to the Rural 3 Zone resource that have been undertaken to date; • to provide a starting point for the incoming Committee on this issue; and • to offer the incoming Committee some information on broad Resource Management Act 1991 (RMA) principles.
6 September 2001	<p>"Report on the Findings from the Rural 3 Zone Subdivision Project – 6 September 2001" was formally presented at the Environment Committee meeting. The report was received and approved for public consultation.</p> <p>From this point forward, the Council continued to investigate priority Rural 3 Zone issues, which have been in turn reported to the Environment Committee and to the Council. Within this cycle of projects, various public meetings were also held, e.g. to discuss roading issues at Rapuara Road west, to discuss groundwater issues, and to discuss landscape change as a consequence of land conversion to viticulture.</p>
26 March 2002	Following on from the Council's decision not to pursue Proposed Variation 7, and in the light of continuing Rural 3 Zone investigation and resulting outputs, it was decided to begin a new variation process – Variation 38, with a view to formally progressing the review of Rural 3 Zone policies.
15 April, 22 May, 13 June, 19 June, 18 July, 6 August and 5 September 2002	Series of staff meetings held to establish the scope of Variation 38.
12 March 2003	Staff workshop held to work through scoping material.
21 March 2003	Environment Committee workshop to set a platform for the next stage of the Rural 3 Zone review.

28 April 2003	Strategic planners met with a local valuer, to obtain a valuation perspective of land management issues and trends in the Rural 3 Zone.
10 June 2003	Environment Committee workshop considered the issue of residential activity.
2 July 2003	Environment Committee workshop considered the issue of the roading network.
22 July 2003	Environment Committee workshop considered the issue of commercial and industrial activity.
5 August 2003	Draft consultation strategy prepared.
15 August 2003	Consultancy services engaged to work with Council planning staff, in the drafting of a public discussion document, and to provide and audit/objectivity services. Work continued on drafting the discussion document.
28 August 2003	Natural hazard's mapping work completed.
13 November 2003 to 11 February 2004	Fieldwork by strategic planners, and meetings with the Council's consent's planners and Asset's and Services Department personnel, about zoning interrelationships between the Blenheim urban periphery and the Rural 3 Zone.
22 March 2004	Environment Committee workshop convened to look at a draft Action Plan, as a basis of embedding the policy review process into a public discussion document.
24 May 2004	Workshop with the Council's consent planners to consider the content of a draft discussion document.
5 June 2004	Review process signalled in Saturday Express newspaper column.
10 June 2004	Discussion document and accompanying draft variation provisions formally presented to Environment Committee. This was endorsed as the basis for consultation with the community and a directive that landowners affected by proposals for rezoning be informed of this prior to public release of the document.
30 June 2004	Letter sent to landowners directly affected by zone change proposals signalled in the public discussion document.
15, 16, 19 July 2004	Copies of the discussion document mailed out to stakeholders (including iwi).
24 July 2004 – late August 2004	<p>Main public consultation phase (The Council remained flexible in terms of any late informal input). The Rural 3 Zone policy review public discussion document was publicly released through a large colour advertisement in the July 24 edition of the Saturday Express newspaper – further newspaper advertisements appeared at intervals, along with radio station publicity and the continuing availability of related information at all of the Council's public outlets. The Council's and other websites also carried related information.</p> <p>Some 54 informal written public submissions were lodged with the Council during this period. During this consultation phase (and later, as a result of requests made through informal submissions) meetings were held involving Council officers and a number of interested parties.</p>

9 October 2004	Environment Committee postponed notification of Variation 38 until after the local body elections.
24 November 2004	Letter sent to all informal submitters on the discussion documents, expressing appreciation of their input and providing an indication of the range and extent of community feedback.
27 November 2004	Advertisement placed in the Saturday Express, expressing appreciation of informal submitters input and providing an indication of the range and extent of community feedback.
7 February to 20 June 2005	10 councillor workshops were held, with the new Environment Committee and other councillors, to work through the variation-related issues, and to work through the draft variation in giving consideration to the informal public submissions on the discussion document.
* August 2005	<p>Following a legal audit of the content of the final version of draft Variation 38, a councillor workshop was convened to discuss the legal perspective and related recommendations.</p> <p>After discussing the key issues, the workshop concluded that the most significant policy change issue in the variation, the matter of subdivision in the Rural 3 Zone, should be decided upon through the more complete process of the impending review of the Marlborough Regional Policy Statement. Variation 38 was then put to one side on that basis.</p>
8 August 2005 to 9 December 2005	<p>It was acknowledged that the other matters covered by Variation 38, apart from the Rural 3 Zone subdivision policy issues, remained relevant and timely, and as such, should be proceeded with.</p> <p>Accordingly, a refocused Variation 38, now entitled: "Review of Rural Issues", was reshaped from the final, legally-audited, version of Variation 38.</p>
19 December 2005	A councillor workshop was held to consider the reshaped "Review of Rural Issues" variation. This variation was accepted and endorsed, with a number of minor changes.

Appendix 3: Proposed Variation - Schedule of Changes

Where text is proposed to be added to the Plan through this variation, it has been shown as underlined. Where text is to be deleted from the Plan it has been shown with a line through it. Where text is shown in the following schedule without any underlining or strikethrough, it is existing text from the Plan. It has been included for context and to assist the reader in determining where the changes occur, and does not form part of the variation. Because of the number of changes proposed it will be helpful for the reader to have a copy of the Plan alongside when reading the variation.

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

VOLUME ONE – OBJECTIVES, POLICIES AND METHODS

Chapter 4 – Indigenous Flora and Fauna and Their Habitats

4.2.3 Methods of Implementation

1. **Insert** a new method of implementation after 'Pest Strategy' as follows:

<u>Guidelines</u>	<u>The Council has developed landscape guidelines* for the Wairau Plain to promote opportunities to enhance landscape values, biodiversity and habitat. The Council is implementing these guidelines by supporting two landscape working groups, one involved with private land and the other concerned with public land.</u> <u>*Wairau Plain Landscape Concept Guidelines - Lucas Associates, 2002.</u>
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2. **Insert** a new first paragraph of explanation as follows:

The coastal lowlands in southern Marlborough, which have already been heavily modified, are particularly vulnerable to wetland removal, especially as a result of land conversion and pressures for intensive development. Accordingly, all remaining wetlands in this area are seen as rare and valuable, and the Council is endeavouring to take all practical steps to protect them.

4.3.3 Methods of Implementation

3. **Insert** a new method of implementation after 'Rules' as follows:

<u>Guidelines</u>	<u>The Council has developed landscape guidelines* for the Wairau Plain to promote opportunities to enhance landscape values, biodiversity and habitat. The Council is implementing these guidelines by supporting two landscape working groups, one involved with private land and the other concerned with public land.</u> <u>*Wairau Plain Landscape Concept Guidelines - Lucas Associates, 2002.</u>
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Chapter 5 – Landscape

5.5 Issue

Objective 2 (and related policies)

1. **Add** a new policy as follows and **renumber** subsequent policies:

Policy 2.5 Promote and support the restoration, development and enhancement of landscape attributes of the Wairau Plain.

2. **Amend** the following paragraph of explanation:

Elsewhere in the Wairau/Awatere the landscape *has undergone significant change with the conversion of land to viticulture is less sensitive to change.* For both residents and visitors these modified landscapes contribute significantly to the identity of Marlborough. The best known examples are the vineyard landscapes of the Wairau and Awatere Valleys. Within these modified landscapes it is nonetheless important to recognise that ongoing land use change and the development of nodes of settlement can have an adverse impact on visual amenity values.

5.6 Methods of Implementation

3. **Add** the following new 'Guidelines' method:

Guidelines The Council has developed landscape guidelines* for the Wairau Plain to promote opportunities to enhance landscape values, biodiversity and habitat. The Council is implementing these guidelines by supporting two landscape working groups, one involved with private land and the other concerned with public land. *Wairau Plain Landscape Concept Guidelines - Lucas Associates, 2002.

4. **Insert** the following new paragraph of explanation immediately before 5.7 Anticipated Environment Results:

The methods in part also provide a framework for considering the impacts of land use activities and changes to those landscapes that do not fall into the 'outstanding' category. Opportunities for restoration, enhancement and development of visual amenity values associated with the built and working landscapes is also provided by the methods.

Chapter 10 - Natural Character

10.2 Objective and Policies

1. **Add** a new policy as follows and **renumber** the subsequent policy:

Policy 1.9 Promote and support the restoration, development and enhancement of landscape attributes of the Wairau Plain.

10.3 Methods of Implementation

2. **Insert** a new method of implementation after 'Landscape Character' as follows:

Guidelines The Council has developed landscape guidelines* for the Wairau Plain to promote opportunities to enhance landscape values, natural character, biodiversity and habitat.

The Council is implementing these guidelines by supporting two landscape working groups, one involved with private land and the other concerned with public land. *Wairau Plain Landscape Concept Guidelines - Lucas Associates, 2002.

Chapter 11 – Urban Environments

11.1 Introduction and Issue

1. **Insert** the following new paragraph:

... will ensure its continued and successful existence.

Marlborough is experiencing unprecedented growth pressures, which have direct implications for urban environments as a result of population increase and the expansion of supporting industrial, commercial and residential areas. Growth has emerged as a regionally significant issue which will be addressed, in the context of promoting sustainable urban form, through the review of the Marlborough Regional Policy Statement commencing in 2005.

The Need to Sustainably Manage ...

11.2.2 Objectives and Policies

Objective 1 (and related policies)

2. **Replace** Objective 1 as follows:

Objective 1 ~~An environment in Blenheim which is principally residential in character. The maintenance and creation of residential environments which provide for the existing and future needs of the community.~~

3. **Add** a new policy as follows and **renumber** subsequent policies:

Policy 1.5 Ensure where proposals for the expansion of the urban limits of Blenheim and Renwick are proposed, that the relationship between urban limits and surrounding rural areas is managed to achieve the following:
- compact urban form;
- integrity of the road network;
- maintenance of rural character and amenity values;
- appropriate planning for service infrastructure;
- maintenance and enhancement of the versatile land of the Wairau Plain.

4. **Delete** the following sentence from the explanation:

~~*The north western periphery has been identified as the area most capable of accommodating future growth of Blenheim, and existing transitional plans have been changed accordingly.*~~

5. **Add** the following new paragraph as the last paragraph of explanation:

It is very important that the interface between the Blenheim and Renwick urban peripheries and rural areas is sustainably managed. The relationship between the urban and rural zonings is the basis of expected amenities, planning for service infrastructure and efficiency, energy conservation and the

retention of the versatile rural land along with its character and amenities. Any expansion of the urban limits of these townships needs to be considered in a holistic manner.

Objective 2 (and related policies)

6. **Insert** a new policy under Objective 2 as follows:

Policy 2.7 Identify locations, in the Rural 3 Zone on the Blenheim periphery, that have become urban in character but which are flood sensitive and have yet to have an adequate storm water management system put in place.

7. **Insert** the following new paragraph of explanation:

... presently limited by cumulative effects.

The area immediately adjoining the Blenheim urban periphery, which is in the vicinity of Bary Street and Camerons and Doctors Creeks, and bounded by Battys Road, David Street and Severne Street to the west, has an unplanned residential settlement pattern. However, the area remains flood sensitive, and unsuitable for an urban residential zoning until adequate stormwater management works are put in place. It is appropriate nonetheless to identify in the Plan this area where future development can occur.

8. **Amend** the following paragraph of explanation:

In considering areas for future residential development, the versatile soils of the Wairau Plains needs to be recognised and protected for long term sustainability. However, it also needs to be recognised that expansion of urban areas may inevitably need to be accommodated on this versatile land, where it immediately adjoins existing towns/townships. Where this growth is to be provided for, it needs to be planned for in a comprehensive manner rather than through piecemeal development and is therefore expected to be promoted through the plan change process.

11.2.3 Methods of Implementation

9. **Add** the following new Zoning method of implementation:

An overlay on the planning maps will be used to denote an area for future urban residential zoning on the western periphery of Blenheim in an area which is in the vicinity of Bary Street and Camerons and Doctors Creeks, and bounded by Battys Road, David Street and Severne Street to the west. The overlay will signal a 'deferred' Urban Residential 2 status for this area of land.

10. **Insert** a new method of implementation after 'Performance Standards' as follows:

Plan Changes New localities for urban/township expansion into rural zones will be considered through plan change procedures.

11. **Add** the following paragraph as the last paragraph of explanation:

Zoning and rules are the appropriate method of recognising existing developments. Where subdivision/development proposals give rise to activity changes/density changes, which are beyond the

scope of an existing zone, it needs to be planned for in a comprehensive manner rather than through piecemeal development and is therefore expected to be promoted through the plan change process.

11.4.3 Methods of Implementation

12. **Insert** a new method of implementation after 'Performance Conditions' as follows:

Plan Changes New localities for urban/township expansion, into rural zones will be considered through plan change procedures.

13. **Add** the following paragraph as the last paragraph of explanation:

Zoning and rules are the appropriate method of recognising existing developments. Where subdivision/development proposals give rise to activity changes/density changes, which are beyond the scope of an existing zone, it needs to be planned for in a comprehensive manner rather than through piecemeal development and is therefore expected to be promoted through the plan change process.

11.5.3 Methods of Implementation

14. **Add** a new method of implementation after 'Other' as follows:

Plan Changes New localities for township expansion, into rural zones will be considered through plan change procedures.

15. **Insert** the following paragraph as the last paragraph of explanation:

Zoning and rules are the appropriate method of recognising existing developments. Where subdivision/development proposals give rise to activity changes/density changes, which are beyond the scope of an existing zone, it needs to be planned for in a comprehensive manner rather than through piecemeal development and is therefore expected to be promoted through the plan change process.

Chapter 12 – Rural Environments

12.1 Introduction

1. **Amend** the last sentence of the first paragraph as follows:

The Wairau Plain (being the lower Wairau Valley) around Blenheim is, with its flat land and alluvial soils the most intensively farmed area within the Wairau/Awatere Plan area.

2. **Amend** the first bullet point as follows:

- The ~~lower~~ Wairau Plain

12.2 Wairau Plain

12.2.1 Issue

3. **Amend** the second and third sentences of the first paragraph as follows:

The ~~lower~~ Wairau Plain is also a very highly modified rural environment being the subject of extensive and costly flood management works and a complex managed drainage system which benefits some 10,000 hectares of productive land. For the purposes of this Plan the versatile land of the Wairau Plain ~~are~~is represented by a Rural 3 Zoning.

4. **Amend** the third paragraph as follows:

The principal land uses of the Wairau Plain include: viticulture and horticulture, and to a limited extent, viticulture, mixed farming, export lamb production, cereal production, small seeds production, the production of process crops (mainly peas) for food processing, and dairy farming, intensive cropping (eg; garlic) and the growing of corn.

5. **Amend** the last paragraph as follows:

~~In managing the resources of the Wairau Plain provision should be made for the following:~~

There are a number of key issues that are very important to the sustainable management of the Wairau Plain's natural and physical resources. These are as follows:

- Sustainable management of this versatile land resource, including the life supporting capacity of its soils.
- Protection of rural amenity values.
- Control of the extent and effects of residential, commercial and industrial development in the rural area.
- Safeguarding of water resources.
- Maintenance and enhancement of ecological values, with particular emphasis on indigenous biodiversity.
- Maintenance of a rural landscape, and enhancement of landscape values.
- Giving priority to floodplain management where appropriate.
- Drainage.
- Maintenance of the integrity of the arterial roading network
- Mitigating the adverse effects of intensive land use activity.

12.2.1.1 Sustainable Management of the life supporting capacity of the land and its soils.

6. **Amend** the heading as follows:

Sustainable Management of the land resource, including the life supporting capacity of ~~the land and its~~ soils.

7. **Amend** the discussion as follows:

The soils of this part of the district have proven to be quite versatile (ie a range of quality soils favoured by their close proximity to good water resources, population and favoured by mild climatic conditions) compared with some other parts of the Ddistricts. Even in areas where soil profiles which are relatively shallow, the life supporting capacity supplemented by irrigation has enabled high value intensive production to succeed. The enduring primary production potential of the land depends on the way in which it is managed and used. Good land management practice retains production options and improves production potential while protecting the environment.

Subdivision and use of small rural lots for ~~principally lifestyle and~~ residential activities can result in substantial areas of the lots being covered by buildings, impervious surfaces and unproductive investment. A reduction in allotment sizes progressively reduces production options, which is why a controlled activity minimum allotment size of 8 hectares for the Wairau Plain has been in place for over 20 years. The increase in property values resulting from ~~such lifestyle~~ subdivision and ~~ensuing~~ residential development can make the long-term utilisation of the life supporting capacity of the soils unlikely.

In addition, activities such as ...

12.2.1.2 Protection of rural amenity values.

8. **Amend** paragraphs 2 and 3 as follows:

The rural areas of the Wairau Plain ~~have~~ were traditionally ~~been~~ farmed for livestock and intensive cropping. ~~In addition, More recently, there has been an intensification and diversification of rural farming activities, particularly has occurred in the last two decades, when horticulture has emerged, expanded and declined as a consequence of the rapidly expanding viticulture industry.~~ This is a result of rural people wishing to either exploit new opportunities or having to because of economic necessity, ~~or because of the influx of people wishing to farm small rural properties and being prepared to try a range of new pastoral and horticultural enterprises.~~ At the same time, there has also been a continuing demand for residential dwellings in the rural area for people wishing to live in and enjoy the rural environment, or people wishing to farm small blocks on a part time basis. However, the consequence of the variety of rural activities alongside residential activities in the rural area, means that some ~~farming of the rural~~ activities have become the subject of complaints from people residing in the rural areas.

Traditional rural activities, such as spreading of manure, crop spraying, late night and early morning use of machinery creating some noise, dust or vibration or even the barking of dogs are perceived by some people as a nuisance. In addition, the noise from bird scarers and wind machines for frost control can become the subject of complaints from people living near viticulture and intensive horticulture areas. The rural environment has particular amenity and environmental values which are important to rural people. These include privacy, rural outlook, spaciousness, ease of access, clean air and, most of the time, quietness. However, because of the range of activities that necessarily occur in a rural area, there are levels of noise, dust, traffic generation and smell that are an essential part of rural amenity values.

Although there is a duty under Section 17 of the Act to avoid, remedy or mitigate any adverse effects, the Council recognises that the ~~principalle~~ rural activities inherently involve effects that may not meet the expectations of an urban environment. Urban activities at the rural/urban interface must expect a reduction in to compromise their urban amenity levels expectations where there are justifiable and reasonable effects as a result of primary production activities in the adjoining rural environment. Similarly, the relationship between the owners of existing smaller - lifestyle - allotments in the zone itself, and those undertaking rural activities can also cause community tensions through differing expectations about rural living.

12.2.1.3 Residential, commercial and industrial development.

9. **Amend** the heading as follows:

Control of the extent and effects of Rresidential, commercial and industrial development.

10. **Amend** the discussion as follows:

The maintenance of a rural environment is to some extent dependent on the exclusion of "residential" activity, the two being ~~to some extent~~ somewhat incompatible for a number of reasons. However, historically there has been a community expectation of one residential dwelling per title, along with related homestay facilities. However, gGiven this expectation that it is desirable for a number of reasons to have

~~some residential activity in the rural areas-it must be accepted that in some instances this will to some extent require rural activities will be required to mitigate adverse environmental effects where these may impact significantly have significant adverse effects on residential activity.~~

Conversely, any increase in residential density on rural properties can progressively reduce rural land use options, impact on the expected amenities of the working rural landscape, and can also exacerbate reverse sensitivity issues.

Some commercial or industrial activity must necessarily be located in rural areas and in particular activities such as the wine/craft trail are dependent on it. However, but a general dispersal of business activities to the rural areas can result in a loss of rural amenity values and fragmentation of business areas within settlements, with a loss of convenience, accessibility and vitality of business areas, and a progressive reduction in the availability of versatile land for rural production purposes.

There is a need for people to be able to provide for their economic wellbeing and, therefore, the Plan seeks to enable a wide range of rural ~~land management~~ activities to establish in the rural area, subject to standards and controls to avoid or mitigate any adverse effects. ~~These Rural activities include viticulture, farming, forestry, viticulture, horticulture, outdoor recreation, homestay accommodation, home occupations and some commercial activities such as retailing of primary products grown or reared on site or crafts made on site.~~ In allowing these activities to proceed, the Council recognises that standards are needed to protect rural amenity values, as has been discussed earlier.

However, industrial activities and other commercial activities, which are not dependent on the land upon which they establish, can have significant adverse impacts on the rural amenity values and on the environment, irrespective of general standards.

...

Furthermore, allowing any industry or commercial enterprise to establish in the rural area could cause fragmentation of the present industrial and commercial areas which have been established for Blenheim. ~~Commercial, accommodation~~ and industrial activities and visitor and worker accommodation have been located in the past within the townships and will generally continue to be under this Plan for the following reasons:

- there is a supply of labour within the townships;
- travel times for workers are of short duration;
- there is ready access to goods and services;
- community facilities are located in urban areas;
- a range of activities is located ...

12.2.1.4 Safeguarding water resources.

11. **Amend** the first sentence of the first paragraph as follows:

The ready availability of quality ground and surface waters in quantity is a major factor underlying the intensive development of the ~~lower~~ Wairau Plain.

New Sub Issues

12. **Insert** after 12.2.1.4 two new headings and related discussion as follows: (**Renumber** existing headings 12.2.1.5 and 12.2.1.6 to 12.2.1.7 and 12.2.1.8.)

12.2.1.5 Maintenance and enhancement of natural values, with particular emphasis on indigenous biodiversity.

The Wairau Plain is in an extremely modified state and its ecological values are largely confined to its network of streams, rivers and drains. In terms of indigenous biodiversity (native plants and animals), the Wairau Plain is in a very poor state. The Plain was largely denuded of indigenous vegetation and wetlands to make way for farming early last century. This process occurred on all areas of flat, productive land throughout New Zealand. Implementing measures to revert the Plain back to its original state is out of the question. Even taking steps that would have a serious impact on people's livelihoods would be unreasonable. However, it is critical to retain what biodiversity remains and to build on this at every opportunity.

12.2.1.6 Maintenance and enhancement of landscape values.

The landscape in the vicinity of Blenheim and the Wairau Plain is dominated by the contrast between the flat, sunny, cultivated Plain and the surrounding ranges. The Wairau Plain will always be viewed in the context of its beautiful surroundings. Within the Plain itself, there are mixed opinions about the quality of the landscape. For some the growing dominance of viticulture and associated wineries conjures up images of romanticism, particularly in autumn when the land is swathed in golds and reds. For others, it is a cause of concern that a diverse countryside of paddocks, farm animals, horticultural crops and shelterbelts is rapidly being replaced by thousands of hectares of grapevines. In particular, the removal of remaining stands of trees is strongly opposed. It is important, therefore, to strike a balance that enables the continuity of an attractive working rural landscape that is aesthetically appealing and supports natural systems, whilst being complimentary to and supporting a range of rural activities.

The size and shape of allotments created by subdivision are fundamentally linked to the scale, size and type of buildings that can be erected, and the space around those buildings. These matters combine to have a considerable impact on the values of the working rural landscape of the Wairau Plain.

13. **Insert** a new issue heading and related discussion as follows:

12.2.1.9 Maintenance of the integrity of the arterial road network

The sound functioning of the arterial road network in the Wairau Plain has significance for the overall sustainability of the Plain's resources and for wider Marlborough. Within the Wairau Plain there are four state highways that complement Old Renwick Road, Jacksons Road and Battys Road, which are "secondary" arterial roads. There is some conflict between existing commercial activity and the safe and efficient operation of these roads, particularly along western Rapaura Road (SH 62). This conflict has the potential to increase as demand for commercial premises, and associated vehicle access points, grows.

12.2.2 Objectives and Policies

Objective 1 (and related policies)

14. **Amend** Policies 1.1 and 1.2 as follows:

Policy 1.1 To sustainably manage the versatile soils of the ~~lower~~ Wairau Plain and recognise their life supporting and productive capacity.

Policy 1.2 To enable intensive ~~farming~~ rural activities to utilise the range of soil types and micro-climates available within the lower Wairau Plain.

15. **Amend** the explanation as follows:

The objective and policies are about protecting the versatility of the soils of the lower Wairau Plain.

The policies are aimed at enabling activities to occur while ensuring that the resulting adverse cumulative effects on the versatile soils of the Wairau Plain are carefully considered.

The soils, and the consequent versatile and finite land resource of this part of the District, are ~~one of the~~ significant resources ~~which—that~~ needs to be managed to ensure the sustainability of the rural environment in this locality.

Objective 2 (and related policies)

16. **Insert** new policies as follows and **renumber** subsequent policies:

Policy 2.4 Take into account the potential for amenity conflict between the Rural 3 Zone and the urban limits of Blenheim and Renwick.

Policy 2.5 Constrain the establishment of residential activity within the Rural 3 Zone, other than one residential dwelling per title, as a means of limiting conflict between rural and residential amenity expectations.

Policy 2.6 Enable the construction of one residential dwelling per title, where a serviceable residential dwelling site is available on that title, and not allow consent notice provisions or other mechanisms to prevent this outcome.

Policy 2.7 Allow for homestay rights associated with residential activity, and for temporary residential activity to meet the needs of dependent relatives.

Policy 2.8 Ensure workers accommodation required to service rural activities continues to be provided for within urban/township areas.

Policy 2.9 Ensure that the patterns of small-scale rural subdivision and related residential development are not located where:
- rural amenity values of openness will be adversely affected; or
- the potential for conflict between residential and neighbouring rural activities will be increased.

17. **Delete** existing Policy 2.6 as follows:

Policy 2.6 To manage the establishment of activities which result in higher than normal traffic generation to avoid, remedy or mitigate adverse effects on the safety and efficiency of the arterial road network.

18. **Amend** the explanation as follows:

The rural environment has particular amenity and environmental values which are important to rural people. These include privacy, rural outlook, space, ease of access, clean air, and, at times, quietness. However, a wide range of activities occur in the rural areas, including viticulture, traditional livestock farming and the farming of ~~supplementary crops, as well as~~ and other ~~more~~ intensive pastoral and horticultural enterprises. These result in levels of noise, dust, traffic generation, and smell that are an integral part of rural amenity values, and which will be noticeable to residents in rural areas. Provided that these effects do not constitute a general nuisance or health risk, the Council considers that they should be accepted as anticipated components of rural amenity values.

Most of the problems associated with factory farming and intensive livestock farming activities occur as a result of poorly-sited and designed buildings and enclosures, and poor farm management practices and waste disposal methods.

However, but that the potential for conflicts between such amenity values and the expectations of rural residents should be avoided, as far as possible. This can be avoided in part by ensuring that the patterns of residential development are not ad hoc or fragmented within the Rural 3 Zone. Effects can be further minimised by ensuring that there are adequate transition areas between rural activities and residential activities.

Control of subdivision is necessary to ensure that the rural zones, together, can accommodate a full range of rural land-based activities. However, in providing for a full this range of rural activities, the Council is mindful of the need to protect the rural amenity values as they apply to each particular zone. The policies are aimed at enabling a range of activities to occur while ensuring that the resulting adverse cumulative effects on amenity values of the Wairau Plain are carefully considered.

Given that there has been an historical expectation for residential activity to occur on rural titles within the Rural 3 Zone, the policies expressly provide for this to continue. The policies reinforce this expectation by ensuring that it is not prevented by such mechanisms as 'no build' covenants. Homestay rights and rights for dependent relatives are also provided for.

~~Most of the problems associated with factory farming and intensive livestock farming activities occur as a result of poorly sited and designed buildings and enclosures, and poor farm management practices and waste disposal methods.~~

New Objectives

19. **Insert** after the explanation to Objective 2, two new objectives with related policies and explanation as follows and **renumber** that existing Objectives 3 and 4 and their policies:

Objective 3 Maintain and enhance ecological values, with particular emphasis on indigenous biodiversity.

Policy 3.1 Promote and support opportunities to retain and enhance both aquatic and terrestrial ecological values, and to maximize the opportunities that involve indigenous biodiversity.

Policy 3.2 Safeguard and enhance nature conservation values of riparian margins, and associated ecosystems.

Policy 3.3 Enhance the functioning of the drainage network as ecological and habitat corridors.

In setting these policies, as a platform to support and enhance natural values, the Council concedes that the Wairau Plain is a highly modified environment, and that remnant natural systems - such as wetlands - are very important, and that all opportunities to enhance and expand natural values need to be taken. The Council is conscious that environmental sustainability is based upon vigorous and healthy natural processes. The Council is also acutely aware of its custodial responsibilities for indigenous biodiversity. These natural values support primary production and sustain the attractive and functional working rural landscape, which are pivotal to maximizing the potential of the Rural 3 Zone.

Objective 4 Maintain and enhance the working rural landscape.

Policy 4.1 Promote and support the retention and development of landscape attributes, which are attractive to residents and visitors alike, as well as compatible with rural production aspirations.

Policy 4.2 Safeguard and enhance the natural character.

The continuing quality of the working rural landscape has become increasingly important to the immediately affected and wider Marlborough communities. This has been reflected in the vigorous debate over the consequences of land use activity conversion on the Wairau Plain. The Council and the Marlborough community acknowledge that, in spite of the progressively more intensive use of this

valuable rural land resource, the maintenance and enhancement of landscape values are highly desirable and of universal benefit.

Objective 5 and related policies (renumbered from Objective 3)

20. **Delete** Policy 5.3 as follows:

~~Policy 3.3 To safeguard the natural character and nature conservation values of riparian margins, and associated ecosystems.~~

21. **Amend** the explanation as follows:

The quality and quantity of the District's water resources are essential to the prosperity and pleasantness of the ~~lower~~ Wairau Plain, in terms of their life supporting capacity and availability for domestic and productive use. Water quality is also integral to the landscape character, recreation potential and amenity values of the area.

Objective 6 and related policies (renumbered from Objective 4)

22. **Delete** Policy 6.5 as follows:

~~Policy 4.5 To enhance functioning of the network as ecological and habitat corridors.~~

New Objective

23. **Add** a new Objective 7, related policies and explanation as follows:

Objective 7 Maintain the integrity of the arterial roading network of the Wairau Plain.

Policy 7.1 Ensure that the density, scale and location of land use activities on the Wairau Plain do not generate adverse effects, that can compromise the planned function of the district's arterial road network resource.

Policy 7.2 Manage the establishment of subdivision and land development activities, which result in an increase in traffic generation, so as to avoid, remedy or mitigate adverse effects on the safety and efficiency of the arterial road network resource.

Policy 7.3 Promote a stable and sustainable relationship between the Rural 3 Zone and the Blenheim and Renwick urban limits, that maintains the integrity of the roading network.

Policy 7.4 Use the Limited Access Road provisions of the Local Government Act to provide certainty of outcome for the integrity of the arterial road network in the zone.

Policy 7.5 Promote the use of symbolic signs on arterial roads to indicate the location of particular land use activities on Local Roads.

Increasing development pressures, along with the aspirations of commercial operators to locate on high traffic density routes, have presented a growing threat to the integrity of the Rural 3 Zone arterial road network. The planned function of this network, which complements State Highway routes 1, 6, 62 and 63, must be managed to ensure the sustainability of both the immediate and wider road networks, both for servicing the rural land in the zone and for general land transportation purposes. The use of limited access roads has become necessary to provide greater security to an arterial network that has very few alternative corridor options.

It follows that appropriate subdivision and development occurs on properties with frontage to Local Roads.

12.2.3 Methods of Implementation

24. **Amend** the 'Rules' method of implementation as follows:

Rules Plan rules provide for activities on the basis of their effects on the sustainable management of the ~~lower~~—Wairau Plain as an area for intensive rural ~~development~~activity.

...

Plan rules will control subdivision to protect the rural environment.

Plan rules will limit residential density in the zone to one dwelling unit per title, along with rights for associated homestay facilities.

Rules will be used to ensure that maintaining hydraulic efficiency is a priority function for drains and water courses less than 3 metres in width in the lower Wairau Plain.

25. **Insert** the following as the new first and last paragraphs of the 'Council Activities' method of implementation:

Council Activities As a roading authority, take steps to confer Limited Access Road status on Old Renwick Road.

...

Promote and encourage the retention and enhancement of an attractive working rural landscape, by working in partnership with the community to achieve positive outcomes on private land, and leading by example, with landscape and indigenous biodiversity initiatives on public land administered by the Council.

26. **Amend** the first paragraph of explanation as follows:

Rules to control subdivision are considered a useful tool to ensure that lot sizes are appropriate to enable sustainable management of rural land. This will ~~that~~ results in the retention of the life supporting capacity of the land and soil resource, allows undiminished potential for a range of future uses, retains the character and amenity values of the rural environment and minimises conflict between activities in rural areas. The 8 hectare minimum allotment size rule has been continually applied in the Rural 3 Zone to enable these essential outcomes to occur and will continue to be applied.

27. **Shift** the second paragraph of explanation commencing "Guidelines and education allow ..." to become the last paragraph of explanation and amend as follows:

Guidelines and education allow flexibility of approach to accommodate new information, changes in community perceptions, and take account of management systems and the needs of crop rotations. FarmRural environment awards both reward and educate farmers—inform primary producers on environmentally sustainable farming practices.

12.4 General Rural

12.4.1 Issue

28. **Amend** the Issue Statement as follows:

The sustainable management of the extensive land areas given over to rural land uses below 1000 metres and not part of the intensively developed land of the ~~lower~~ Wairau Plain.

29. **Amend** the discussion as follows:

This area is distinguished by contrasting land use pressures. On the one hand, there is its vastness and relative isolation from major centres of population. ~~The, with the~~ dominant and traditional land use remains being pastoral farming, producing wool and meat. ~~However, in~~ On the other hand, there are some areas where pastoralism is experiencing continuing pressures to change to forestry, viticulture and other horticultural activities, and locations for rural living, as people seek alternative ways to provide for their economic and social well-being.

Viticulture is the most prominent of these, intensive, land use changes, with the occurrence of rapidly expanding vineyards. Changes have also meant that a certain amount of intensive food cropping is now taking place on flat and accessible land in the Rural 4 Zone.

There is also a developing trend of land fragmentation, involving the creation of lifestyle allotments and small rural holdings. It is important that this type of subdivision/development occurs in appropriate locations and provides for sustainable outcomes.

Accordingly, the Plan seeks to enable a wide range of appropriate activities to establish in the General Rural area, subject to standards and controls to avoid or mitigate adverse effects on:

- Vegetation; and
- Soil, water and land resources;
- Natural systems, such as wetlands and other habitat;
- Landscape; and
- Amenity; values
- The road network; and
- Social and cultural values.

~~Given~~ While land about a forty minute drive from Blenheim is experiencing continued pressure for subdivision/development, the distance, isolation and in many cases the climatic constraints of the wider this area, is unlikely to be subjected to intensive development of any form within the foreseeable future. Where developments (such as tourism) are likely to be one off events these ought to be able to be readily assimilated into the management area provided that attention is given to the avoidance, remediation or mitigation of any adverse effects on the environment.

12.4.2 Objectives and Policies

Objective 1 (and related policies)

30. **Amend** Objective 1 as follows:

Objective 1 Maintenance or enhancement of the life supporting capacity of the soils and the retention of primary production options for rural land.

31. **Insert** one new policy as follows and **renumber** existing Policy 1.5 as 1.6:

Policy 1.5 Ensure that subdivision/development does not unduly degrade existing primary production options.

32. **Add** a new paragraph to the end of the explanation as follows:

Inappropriate subdivision and development are able to compromise primary production options, in circumstances where such activities might affect an economic rural holding. These factors can be ascertained by the Council through the resource consent process.

Objective 2 (and related policies)

33. **Amend** Objective 2 as follows:

Objective 2 ~~To provide for~~enable a range of activities to occur, which support rural amenities and natural values. ~~do not create an unacceptable working environment while avoiding, remedying or mitigating adverse effects on the environment.~~

34. **Insert** four new policies as follows and **renumber** existing Policies 2.3 and 2.4 as 2.7 and 2.8:

Policy 2.3 Promote and encourage the retention and enhancement of a quality working rural landscape, that is based upon healthy natural systems, and which is aesthetically pleasing and compliments rural activities.

Policy 2.4 Promote the sustainable use of water resources.

Policy 2.5 Encourage and support the retention and enhancement of wetlands and other natural systems.

Policy 2.6 Protect wetlands and natural systems from being degraded by subdivision/development activities and from inappropriate land management practices.

35. **Add** two new paragraphs to the end of the explanation as follows:

Fresh water resources continue to come under increasing pressure. This area has limited and fragile water sources, which needs to be acknowledged in the context of broader decision-making.

Land fragmentation and pressure for more intensive development means additional pressures to maximise land area for production purposes. Whilst it is acknowledged that primary production is at the heart of rural land management, the retention and enhancement of natural systems, such as wetlands, must be given priority, noting their rarity in southern Marlborough, and for their intrinsic value as well as their potential natural capital.

New Objective

36. **Insert** a new Objective 3, related policies and explanation as follows and **renumber** existing Objective 3 to Objective 4:

Objective 3 Maintain the integrity of the district road network.

Policy 3.1 Ensure that increased density, scale and location of land use activities do not generate adverse effects - particularly cumulative effects - that can compromise the planned function of the district's road network resource.

Policy 3.2 Ensure that the establishment of subdivision and land development activities, which result in increased traffic generation, do not adversely affect the safety and efficiency of the district's road network resource.

Subdivision and development in certain locations, e.g. valley roads, which serve large catchments planted in commercial forest, have the potential to adversely affect the safety and efficiency of local roads. This occurs as a consequence of the physical constraints of the road's alignment, both width and sight lines are issues, and also as a result of an increase in vehicle numbers due to subdivision/development activities.

12.5 Rural Residential (residential activity in the rural environment).

37. **Amend** the heading as follows:

Rural Residential (~~residential activity in the rural environment~~)

12.5.1 Issue

38. **Amend** the issue statement as follows:

Accommodating rural residential living in a specific zone, a manner which that does not result in incompatible activities in the rural environment.

39. **Insert** a new paragraph of discussion following paragraph 2 and **amend** existing paragraphs 3 and 4 as follows:

The density of residential settlement is based upon a community expectation and a sustainable management ceiling of one residential dwelling per title, along with associated homestay activities. A greater density of residential activity is undesirable.

Existing rural residential areas in the Wairau/Awatere area such as at Rarangi have been given a rural residential zoning. Locations to establish nNew Rural Residential locations Zones will be considered where it can be demonstrated, in an application for a plan change, that there will be no adverse effect on existing legitimate rural activities and where public health concerns (such as sewage disposal), water availability and water quality issues have been addressed, along with factors involving ecology, landscape, land stability, inundation and drainage and transport.

Although there is a duty under Section 17 of the Act to avoid, remedy or mitigate any adverse effects, the Council recognises that the principal rural activities inherently involve effects that may not meet the expectations of an urban environment. Urban activities at the rural/urban interface must expect a reduction in to compromise their urban amenity levels expectations where there are justifiable and reasonable effects as a result of primary production activities in the adjoining rural environment.

12.5.2 Objectives and Policies

40. **Delete** existing Objective 1 and **replace** with the following:

Objective 1 ~~—————~~ To adequately provide within the Rural Zones for a range of persons wishing to live in the rural areas without placing undue demands on existing facilities in the rural areas and without inhibiting or diminishing the life supporting capacity of the soil of the land.

Objective 1 Provide for and to enable the provision of Rural Residential Zone locations, which allow allotments of rural residential proportions to be created.

41. **Amend** Policy 1.1 as follows:

Policy 1.1 ~~To prevent~~ Ensure that the establishment of rural residential development zones, does not exacerbate conflicts between rural uses and residential activity.

42. **Delete** Policy 1.2 as follows and **renumber** as a consequential amendment Policies 1.3 to 1.7 as 1.2 to 1.6:

~~Policy 1.2 To provide a specific zone for rural residential activities, and also provide flexibility within the Rural 4 Zone for part-time or hobby farming uses and intensive farming on small lots.~~

12.5.3 Methods of Implementation

43. **Amend** the methods of implementation as follows:

Zoning A Rural Residential zoning Zones will identify existing rural residential areas.

Rules Rules will be used to ensure conflicts are minimised between residential and rural activities. Rules will establish minimum environmental standards.

Plan rules will limit residential density in all Rural Residential zones to one dwelling unit per title, along with rights for associated homestay facilities.

Plan Changes New localities for rural residential zoning will be accommodated through plan change procedures.

44. **Amend** the explanation as follows:

Zoning and rules are the appropriate method of recognising existing developments. Where subdivision/development proposals give rise to activity changes/density changes, which are beyond the scope of an existing zone, it needs to be planned for in a comprehensive manner rather than through piecemeal development and is therefore expected to be promoted through the plan change process.

12.9 Anticipated Environmental Results

45. **Amend** the following bullet points:

- The sustainable management of the life supporting capacity of the versatile soils of the Wairau/Awatere area.
- Environmentally ~~sound farming~~ sound land use production practices based on:
 - strategies enhancing, maintaining and restoring soil structure and fertility, and minimising soil erosion.
 - strategies enhancing efficiency in the use of energy, water, fertiliser and ~~pesticide~~ agrichemical inputs.

- the use of systems for the sustainable management of weeds, pests and diseases.
 - Maintenance of the landscape values including spaciousness, outstanding landforms, extensive indigenous vegetation cover, and views and panoramas, and specifically, an attractive working rural landscape on the Wairau Plain.
 - Retention of the aquatic and terrestrial indigenous bio-diversity of the Wairau/Awatere area, and its remaining indigenous ecosystem functioning, along with the progressive extension to and enhancement of these valuable natural systems.
46. **Insert** new bullet points as follows:
- The sustainable management of surface and groundwater resources.
 - The retention and enhancement of air quality.
 - Maintenance of the integrity of the arterial road network of the Rural 3 Zone.
 - Retention of enduring rural activity production options on the Wairau Plain, supported by appropriate subdivision and residential settlement patterns.
 - Maintenance of a stable continuing spatial relationship between rural zones and adjoining urban and township zones.

Chapter 19 – Land Transport

19.2 Issue

1. **Amend** the issue statement as follows:

The adverse effects from the development, maintenance and use of the transport infrastructure on ~~the~~ natural and physical resources and on the wellbeing of the community of the Wairau/Awatere.

2. **Amend** the third paragraph as follows:

There is considerable investment in the land transport infrastructure of the Wairau/Awatere. The infrastructure includes roads, railway lines and facilities, cycle ways, pedestrian pathways and facilities, street lighting, vehicle parking facilities, and directional and safety signage. To be effective, the land transportation network will need to be monitored, upgraded and redeveloped from time to time.

3. **Delete** the last paragraph and **replace** it as follows:

~~It is important that the transport infrastructure is able to adapt. New types of vehicles and changing social patterns may give rise to new transport facilities. The growth of cycling for recreation and transport means that there is an increasing need to provide cycle lanes on existing and new roads. The Plan should ensure that such change within the transport infrastructure is able to be accommodated provided that adverse effects are avoided, remedied or mitigated.~~

Transport management perspectives need to extend beyond being reactive to pressures arising from development trends. Sustainable transport management needs to be proactive. It needs to foster positive environmental outcomes, by encouraging behaviour change that will promote a healthy and prosperous Marlborough, which is safe, energy efficient, pollution free and limited in its demand on land resources.

19.3 Objectives and Policies

4. **Delete** Policy 1.2 as follows and **renumber** subsequent policies:

~~Policy 1.2 Ensure all new roads and extensions to existing roads are consistent with the district roading hierarchy in the Regional Land Transport Strategy, and that all subdivisions and developments of land incorporate provision for the connection of future stages of development to existing roads consistent with the roading hierarchy.~~

5. **Amend** existing Policy 1.4 (now renumbered as 1.3) as follows:

Policy 1.34 Require that all new or extended roads or upgrades to existing roads, are appropriate and necessary to provide safe and convenient access; and will avoid future inappropriate subdivision and development in the coastal environment.

6. **Add** a new Policy 1.12 as follows:

Policy 1.12 Encourage and promote behaviour change that will lessen the pressures on the land transport infrastructure, reduce the extent of pollutants from motor vehicle and foster community health.

7. **Amend** the third paragraph of the explanation as follows:

Assessment of the necessity, appropriateness, and efficiency of all new and existing roads is an important consideration in achieving sustainable management of the roading infrastructure.

8. **Amend** the eighth paragraph of the explanation as follows:

Access along public roads is unrestricted and provides community-wide benefit. That community-wide benefit is reflected in the funding of road maintenance from ~~District~~ Council rates. Where new roads are extended or upgraded specifically to connect new subdivisions or developments to the existing road network, the capital cost of that construction should be met by the principal beneficiary of the access being: the subdivider and/or developer.

19.4 Issue

9. **Add** a sentence to the end of paragraph five as follows:

The classification of roads determines their elements and controls, their width, street lighting, road signs, parking restrictions, activities, etc. A result of designing a road according to its classification is to make the roading pattern clearer to the motoring public. (Consideration needs to be given to reviewing the hierarchy of existing roads where land use trends change the road characteristics.)

10. **Add** a new last paragraph as follows:

It is important that the transport infrastructure is able to adapt. New types of vehicles and changing social patterns, and changes in land use may all or individually give rise to new transport facilities. The growth

of cycling for recreation and transport means that there is an increasing need to provide cycle lanes on existing and new roads. The Plan should ensure that such change within the transport infrastructure is able to be accommodated by the road infrastructure, provided that adverse effects are avoided, remedied or mitigated.

19.5 Objectives and Policies

11. **Amend** Objective 1 as follows:

Objective 1 Continue to ~~maintain and build~~ sustainably manage a hierarchical network of roads.

12. **Amend** Policy 1.1 as follows:

Policy 1.1 To protect the function of the road network, and the environment of adjacent land uses, from the adverse effects of high traffic generators, and the cumulative effects of all traffic generating activities.

13. **Insert** two new policies as follows and **renumber** existing Policy 1.2 and 1.3 as 1.4 and 1.5:

Policy 1.2 Ensure that all new roads and extensions or upgrades to existing roads are consistent with the district roading hierarchy in the Regional Land Transport Strategy.

Policy 1.3 Ensure that all subdivision and development of land incorporates provision for the connection of future stages of development to existing roads, consistent with the roading hierarchy and zoning pattern.

14. **Amend** existing Policy 1.3 (renumbered to 1.5) as follows:

Policy 1.3 To take account of social, cultural and environmental impacts as well as economic benefits when planning changes to the road network.

15. **Insert** two new policies as follows and **renumber** existing Policy 1.4 as 1.8:

Policy 1.4 Monitor changing land use patterns to assess the need to provide new or upgrading of existing road infrastructure, to accommodate future land use changes.

Policy 1.5 To ensure the road hierarchy classification is periodically reviewed and, where necessary, amended, to reflect on-going changes in land use and road characteristics.

19.6 Issue

16. **Insert** one new paragraph after the first paragraph as follows:

... few rail crossings throughout the region.

In addition to the effects listed above, cumulative effects of activities can, over time, adversely affect the road network. For example, incremental non-complying residential subdivision can change road use patterns and affect intersections, even though individual subdivisions may only generate low or modest

traffic volumes. The Council has the ability through the consent process, to assess long term cumulative effects.

One of the issues that has ...

19.7 Objectives and Policies

17. **Amend** Policy 1.1 as follows:

Policy 1.1 Ensure that subdivision and development of land adjacent to public roads does not compromise the safe or efficient flow of traffic on those roads through increased traffic volumes, kerb-side vehicle parking, or location of access points and intersections, particularly from a cumulative point of view.

18. **Amend** the last sentence of the first paragraph of explanation as follows:

The Council has a responsibility to manage the adverse effects of activities including effects on the land transport infrastructure. Council seeks to ensure that activities are appropriate to the speed and function of adjoining roads. This may mean that in some locations, for reasons of transport safety and efficiency, activities that have specific effects on the transport infrastructure will need to be carefully managed, ~~modified or even prevented from occurring.~~

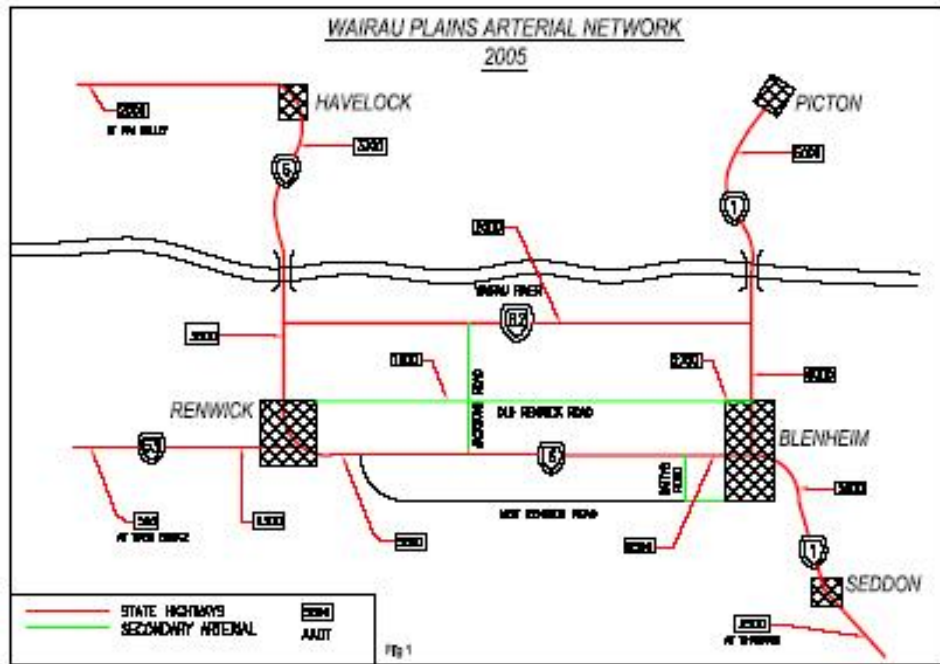
New Issue, Objective, Policies and Explanation

19. **Insert** a new 19.8 as follows and **renumber** existing sections 19.8 and 19.9 to 19.9 and 19.10:

19.8 Issue

Maintenance of the integrity of the arterial road network of the Wairau Plain

The sound functioning of the arterial road network in the Wairau Plain has significance for the overall sustainability of the Plain's resources and for wider Marlborough. Within the Wairau Plain there are four state highways that complement Old Renwick Road, Jacksons Road and Battys Road, which are "secondary" arterial roads. The layout of the network is shown in the following diagram.



There is some conflict between existing commercial activity and the safe and efficient operation of these roads, particularly along western Rapaura Road. This conflict has the potential to increase in the future as demand for commercial premises, and associated vehicle access points, grows.

However, this issue will be more successfully managed, as Rapaura Road has now become part of the state highway network. Transit New Zealand is likely to then seek to declare Rapaura Road a “limited access road”. Limited access roads protect the operation of state highways from uncontrolled property access, which affects the safety and efficiency of the road. The sections of state highway declared as limited access roads are in areas with the greatest potential for further residential or commercial development.

The Council also has the power to declare a limited access road (LAR), under the Local Government Act 1974. These powers allow the Council to:

- Authorise access to and from land;
- Provide a minimum of one crossing place, per parcel of land (transferable title), that has its sole access to a LAR;
- Cancel or vary the location of a crossing place, provided reasonably practicable access to that land parcel is maintained; and
- Restrict the subdivision or sale of land, which is conditional on matters relating to road access.

In addition to Rapaura Road, Old Renwick Road is another candidate for being declared a limited access road, as a means of sustaining the arterial function of the road and improving traffic safety, in the face of continuing pressures for subdivision and development. The maintenance of the integrity of the arterial road network relies on significant traffic generating activities being located on Local Roads. Just as Transit New Zealand can declare parts of the state highway network as limited access roads, the Council has this ability for roads that it manages under the Local Government Act.

This means that vehicle and stock access to a limited access road must be from an authorised crossing place. Any proposals for new access points, including through subdivision, would be assessed in terms of the effects on the safe and efficient operation of the road.

Whilst subdivision and development are stringently controlled for the arterial network, proposals that satisfy the necessary criteria can be expected to locate on Local Roads. Symbolic signage for developments sited on Local Roads, can be provided for on the arterial network.

19.8.1 Objectives and Policies

Objective 1 Maintain the integrity of the arterial road network of the Wairau Plain.

Policy 1.1 Prevent subdivision and land use activities that will adversely affect the integrity of the arterial road network, particularly ribbon development along arterial roads.

Policy 1.2 Ensure that the densification, scale and location of land use activities do not generate adverse effects, that can compromise the planned function of the arterial road network resource.

Policy 1.3 Manage the establishment of subdivision and land development activities, which result in an increase in traffic generation, so as to avoid, remedy or mitigate adverse effects on the safety and efficiency of the arterial road network resource.

Policy 1.4 Use the Limited Access Road provisions of the Local Government Act to provide certainty of outcome for the integrity of the arterial road network in the zone.

Policy 1.5 Ensure that commercial and industrial activities with potential to adversely affect the arterial road network, are located on properties with access to local roads.

Policy 1.6 Promote the use of symbolic signs on arterial roads to indicate the location of particular land use activities on Local Roads.

Increasing development pressures, along with the aspirations of commercial operators to locate on high traffic density routes, have presented a growing threat to the integrity of the Rural 3 Zone arterial road network. The planned function of this network, which complements State Highway routes 1, 6, 62 and 63, must be managed to ensure the sustainability of both the immediate and wider road networks, both for servicing the rural land in the zone and for general land transportation purposes. The use of limited access roads has become necessary to provide greater security to an arterial network that has very few alternative corridor options.

It follows that appropriate subdivision and development occurs on properties with frontage to Local Roads.

19.9 Methods of Implementation (renumbered from 19.8)

20. **Amend** bullet point 4 under the 'Rules' method of implementation as follows:

- Require all subdivision of land to be assessed against criteria which includes the function (safety and efficiency) of transport routes;

21. **Amend** the second to last paragraph of the 'Rules' method of implementation as follows:

All proposed extensions to the physical transport infrastructure will be assessed in terms of the Plan's policies relating to protection of the qualities of natural and physical resources (including water quality, land disturbance, landscape quality, protection of archaeological and historic sites and ecological values).

19.11 Anticipated Environmental Results (renumbered from 19.9)

22. **Add** a new bullet point as follows:

- The road hierarchy set out in the Plan and in the Marlborough Regional Land Transport Strategy is not compromised by land use activities, subdivision or development.

Chapter 23 – Subdivision and Development

23.3 Issue

1. **Amend** the first sentence of the first paragraph as follows:

The pattern of subdivision can have an impact on the likely management of parcels of land which have significant natural ~~values~~features, particularly subdivisions adjacent to rivers and streams and involving land containing wetlands.

23.3.1 Objectives and Policies

2. **Amend** Policy 1.3 as follows:

Policy 1.3 Ensure that works associated with land subdivision processes avoid, remedy or mitigate adverse effects on the natural ~~values~~qualities of the environment, particularly natural ground levels, surface vegetation and water quality.

3. **Add** a new Policy 1.4 as follows:

Policy 1.4 Provide for the creation of allotments which protect natural features including bush, riparian lands, wetlands, headlands, heritage features, ridges and hazard areas.

4. **Amend** the second paragraph of explanation as follows:

It is important to ensure where possible, that the subdivision pattern does not artificially divide and create difficult management circumstances for areas of land containing ~~important~~significant natural features, habitats or river and stream environments which often have a natural and irregular pattern. Accordingly, the subdivision of land and/or land use development should be undertaken in a way which specifically identifies, and where necessary excludes, such areas from parcels of land that are intended for more intensive land use. There is only a minute percentage of the original amount of wetlands remaining in eastern Marlborough. It is essential that subdivision and development does not further diminish the significant natural asset that wetlands comprise. Conditions attached to subdivisions and/or land use development may therefore be imposed in situations where they can achieve the protection of significant natural features as part of these processes.

5. **Insert** a new paragraph after paragraph 2 of explanation as follows:

Whilst accepting the potential impacts of subdivision on natural features, it is also acknowledged that, as a land management tool, subdivision can be an enabling mechanism for protection purposes, and that allotments should be able to be created for this express purpose.

23.4 Issue

6. **Amend** the last sentence of the discussion as follows:

Inappropriate forms of subdivision development can have adverse impacts on the environment, and on the working rural landscape, and can also add significantly to the costs of providing services.

23.4.1 Objectives and Policies

7. **Amend** Policy 1.5 as follows:

Policy 1.5 Ensure that the working rural landscape ~~rural character~~ and related amenities are protected and enhanced.

8. **Insert** a new Policy 1.8 as follows and **renumber** subsequent policies:

Policy 1.8 Allow flexibility for subdivision for utilities, conservation or flood protection purposes.

9. **Amend** the current last paragraph of explanation as follows:

~~*For other forms of subdivision, involving land for conservation, recreation or cultural purposes, it is impractical to specify minimum subdivision sizes and dimensions because of the highly variable nature of circumstances associated with subdivision for such purposes. The incidence of subdivision proposals in these circumstances is relatively small, and a key issue is to ensure that the subdivision pattern does not compromise the future management of areas of natural or cultural value and enhances their protection.*~~

10. **Add** a new last paragraph to the explanation as follows:

Similarly utilities can occupy space ranging in area from a small junction box to a large electrical substation and even more extensive installations. Similar to the urban residential zone principle above, it is important that subdivision can practically accommodate the range of utility sites to be created. Therefore there needs to be flexibility in the subdivision controls to allow this to happen.

23.7 Anticipated Environmental Results

11. **Amend** the following bullet points:

- Patterns of subdivision complementary and appropriate to the character of the land uses within and anticipated for the area concerned, and particularly in concert with the expected working rural landscape of the Rural 3 Zone.
- Maintenance of the capacity and efficiency of roading (particularly the arterial road network of the Rural 3 Zone) and other services.
- Continued provision of open space and enhanced protection of landscape, natural and heritage features.

VOLUME 2 - RULES

Table of Contents

1. **Insert** an entry for a new Appendix L as follows:

Appendix L Schedule of Rose Street West Properties

Definitions

1. Amend the following definitions:

COMMUNITY FACILITY

means the use of land and buildings for the primary purpose of public health, welfare, care, safety, education, culture and spiritual well-being, but excludes recreational activities. Community facilities include schools, hospitals, ~~rest homes~~, doctors surgeries, veterinary clinics and other private health professionals, churches, halls, libraries, community centres, daycare centres, court houses, community correction centres.

HOME OCCUPATION

means an occupation, business, trade, craft or profession, other than escort agencies and ~~massage parlours~~ ~~brothels~~, the primary purpose of which is to derive income and is:

- (a) ~~Performed only by not more than one non-resident person plus those by a members~~ of the household residing ~~permanently~~ in the dwelling ~~unit~~ ~~house~~ or accessory building in which it is carried out; ~~and~~
(b) Is incidental and secondary to the use of the dwelling ~~unit~~ ~~house~~ for residential ~~purposes~~ ~~activity~~.

Excluded from this definition are ~~any~~ activities ~~which involve~~ ~~involving~~ panel beating, spray painting, motor vehicle repairs, fibre-glassing, heavy trade vehicles, sheet metal work, wrecking of motor vehicles, bottle and scrap metal storage, rubbish collection service, wrought iron work, fish processing, motor body building and any process which involves ~~such~~ practices as the continual and continuing use of power tools and drilling or hammering ~~or any other occupation, business, trade, craft or profession which would detract from the amenities of the neighbourhood or locality~~.

HOMESTAY

means the use of an existing residential unit ~~to accommodate visitors for visitor accommodation~~, ~~for a maximum of five persons~~, for commercial gain.

RESIDENTIAL ACTIVITY

means ~~the use of~~ land and buildings ~~used~~ by people for the purpose of living accommodation ~~and includes accessory buildings~~. ~~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~~. For the purposes of this definition, residential activity shall include ~~community housing, emergency and refuge accommodation~~ but does not include visitor accommodation, camping grounds or homestays ~~as defined in this Plan~~.

RESIDENTIAL UNIT

means a residential activity, which consists of a single self-contained housekeeping unit, whether of one or more persons, ~~and includes a holiday home, and accessory buildings, and a family flat~~. Where more than one kitchen facility is provided on the site, ~~other than a kitchen facility for a family flat~~ there shall be deemed to be more than one residential unit. For the purposes of this definition a residential unit shall include any emergency unit or refuge.

VISITOR ACCOMMODATION

means the use of land and buildings for short-term living accommodation and which may include some centralised services, such as food preparation, dining and sanitary facilities, conference and recreation facilities, for the use of those living on the site. For the purposes of this Plan visitor accommodation does not include ~~worker accommodation as defined in this Plan or a homestay operation involving less than six~~ persons.

2. Insert the following new definitions:

ACCESSORY BUILDING means a building, the use of which is incidental to that of any other building or buildings on the site, and in relation to a site on which no building has been erected, is incidental to any permitted activity on the site. Such buildings include garages and garden sheds.

WORKER ACCOMMODATION means a collection of buildings that:

- i) provides the functional requirements of one or more self contained house keeping units; and
- ii) locates the sleeping facilities, sanitary and eating facilities in one or more separate buildings; and
- iii) is used for residential activity by persons employed on the property on which the workers accommodation is located.

General Rules

2 Transportation - General

2.4 Site Access - Development Standard

2.4.4 Minimum Distance Between Vehicle Crossings

3. **Amend** Rule 2.4.4 as follows:

2.4.4.1 For sites with frontage to a arterial roads where the speed limit is 100 km/h, the minimum spacing between successive accesses, taking into account both sides of the road, shall be 200 metres. Provided that two accesses may adjoin one another with a maximum separation of 4 metres.

2.4.4.2 For sites with frontage to collector and local roads where the speed limit is 100 km/h, the minimum spacing between successive accesses, taking into account both sides of the road, shall be 100 metres. Provided that two accesses may adjoin one another with a maximum separation of 4 metres

2.4.4.23 For all other sites the minimum distance between accesses ~~on the site~~ shall be:

- 7.5 metres for residential activities; and
- 15 metres for all other activities.

Subdivision

2.4 General Standards (Controlled Subdivision Activities)

2.4.2 State Highways

4. **Amend** the last sentence of the 'Advisory Notes' for 'State Highways' as follows:

Additionally, developers should note that the Council also has the legal opportunity to declare limited access roads. (Although ~~if~~ there are no Council declared limited access roads in Marlborough at the date this Plan became operative, the Council intends to pursue limited access road status for Old Renwick Road).

2.5 Matters Over Which Council Will Exercise Control

5. **Insert** the following new bullet points:

- Protection of existing wetlands.
- Landscaping in urban environments/townships.

3 Discretionary Subdivision Activities

6. **Amend** the first bullet point in Rule 3.1 as follows:

- Rural 3 and 4 Zones

3.5 Assessment Criteria (Discretionary and Non-Complying Activities)

7. **Amend** the title of the section as follows:

Assessment Criteria (~~Discretionary and Non-Complying~~ Subdivision Activities)

8. **Amend** Rule 3.5.5 as follows:

~~The Standard Requirements for Subdivision and Development and the assessment of effects on the environment required by that section of this Plan, and where appropriate, that~~ The assessment of effects shall include the likely effects of the proposal:

9. **Amend** the following bullet point in Rule 3.5.5.3 as follows:

- Compromise the integrity of any terrestrial, freshwater or marine ecosystem.

10. **Add** the following new bullet point to Rule 3.5.5.3:

- Adversely affect any wetland.

3.6 Resource Consent Conditions (Discretionary and Non-Complying Subdivision Activities)

11. **Amend** the title as follows:

Resource Consent Conditions (~~Discretionary and Non-Complying~~ Subdivision Activities)

12. **Add** the following bullet points to 3.6.1:

- Landscaping in urban/township and rural environments
- Protection of landscape features.
- Amenity value related matters.

3.7 Discretionary Activity - Special Subdivisions

13. **Delete** the following bullet point from Rule 3.7:

- ~~• To allow Limited Discretion allotment and access minima.~~

14. **Add** the following bullet points to Rule 3.7:

- To facilitate the protection of significant environmental features;

15. **Insert** a new rule as follows:

3.7.2 Protection of Significant Environmental Feature(s)

The Council may consent to a subdivision of land to create lots which will protect any significant environmental feature or features from development and adverse effects of land use activities. As compensation for the creation of such a lot or lots, smaller sized lots for residential purposes may be created in accordance with Rule 3.2 above.

Consent shall only be granted where a dwelling can be erected on any proposed lot without detracting from the feature to be protected subject to the following conditions:

- The subdivision proposal must achieve the protection in perpetuity of all of the significant environmental features contained within the parent title upon which the application is based;
- That a sufficient clear margin of land be provided around any significant environmental feature. A dwelling site which can meet the net site area standards for a Permitted Activity shall be identified and be available on any proposed lot. Accompanying information shall prove that there is no potential for disturbance to the feature protected by the Plan or by legislation from such a dwelling, or its associated effluent disposal system or ancillary buildings or any other activity;
- The maximum number of smaller sized lots for residential purposes which may be created by such a proposal shall be no more than 1.5 times the number which could be achieved as a result of a subdivision which meets the minimum area requirements of Rule 2.2;
- Natural topographical, drainage or other environmental features shall determine lot boundaries where practicable; and
- A consent notice in accordance with the provisions of section 221 of the Act shall be issued specifying any significant environmental features which are to be protected in perpetuity. Such a notice shall specify the means by which the feature or features are to be protected from the effects of any land use activity. (This rule does not preclude the use of other additional and relevant protection mechanisms eg; Queen Elizabeth II Trust).

16. **Delete** Rule 3.7.4 Special Provision to Create a Single Rural Residential Allotment as follows:

~~3.7.4 Special Provision to Create a Single Rural Residential Allotment~~

~~3.7.4.1 The Council may consent to a subdivision for the creation of a rural residential lot to enable a dwelling house site to be subdivided from a parent allotment in circumstances which will ensure that any balance land will be amalgamated with adjoining property.~~

~~3.7.4.2 The minimum requirements for the new allotment to be created shall be the same as for the Rural Residential Zone.~~

~~3.7.4.3 Any subdivision undertaken in terms of this rule will render the subdivision potential of the balance area a Non-Complying Activity.~~

Standard Requirements for Subdivision and Development

1.3 Site Details – Other Factors

17. **Amend** the second to last bullet point as follows:

- Any site contamination (e.g. sheep dip sites, chemical storage sites, rural dump sites, glasshouses).

Rural 3 & 4 Zones

1 Permitted Activities

18. **Amend** the following bullet points under Rule 1.1:

- The erection of buildings provided that only one dwelling house per ~~Certificate of title~~ is allowed as a Permitted Activity.
- Home occupations, ~~professional offices and veterinary clinics~~.
- Homestay ~~limited to not more than five visitors~~.

19. **Add** the following new bullet point to Rule 1.1:

- Residential activity

1.3 Bulk and Location of Buildings and Structures

1.3.5 Site Coverage

20. **Amend** Rule 1.3.5.2 as follows:

For all other activities, ~~the following percentage of the title not more than 15% of the area of the site may~~ be covered by permanent buildings, provided that greenhouses utilising the soils of the site are exempted from the site limitation:

<u>0-2ha</u>	<u>15%</u>
<u>2-5ha</u>	<u>10%</u>
<u>>5</u>	<u>5%.</u>

21. **Add** a new rule as follows:

1.3.8 Dwelling House

1.3.8.1 A dwelling house shall not be erected on a lease title unless the lease title is created by subdivision.

2 Controlled Activities

22. **Add** the following bullet point to the end of the list under Rule 2.1:

- The erection of a dwelling house for dependant relatives of the landowner.

23. **Add** a new rule 2.9 as follows:

2.9 The Erection of a Dwelling House For Dependiant Relatives of the Landowner

The erection of a dwelling house for dependant relatives of the landowner is a Controlled Activity provided that it conforms to the following Standards and Terms:

2.9.1 Standards and Terms

- The dwelling house is constructed in such a manner that it can be readily removed.
- The dwelling house is single storey with a maximum floor area of 80m², exclusive of garaging.
- Garaging is either a single storey one car garage or carport for one car and is not to be used for living accommodation.
- The dwelling house is to be removed on transfer of title by the landowner or cessation of occupation by dependant relatives.

2.9.2 Matters Over Which Council Will Exercise Control

The Council reserves control over and may impose conditions with respect to:

- the imposition of a bond as may be imposed under section 108A (1)(A) of the Resource Management Act 1991 to require removal of the dwelling house.

4 Discretionary Activities

24. **Delete** the following bullet points under Rule 4.1:

- ~~Dwelling houses not provided for as a permitted activity.~~
- ~~Additional residential accommodation.~~

25. **Add** the following bullet points to Rule 4.1:

- Two or more dwelling houses in the Rural 4 Zone on any title.
- Worker accommodation in the Rural 4 Zone.
- Veterinary clinics

5 Non-Complying Activities

26. **Insert** the following bullet points in the list under Rule 5.1:

- The erection of a dwelling house in the Rural 3 Zone not provided for as a permitted activity.
- Two or more dwelling houses in the Rural 3 Zone on any title.
- Worker accommodation in the Rural 3 Zone.

Rural Residential Zones

1 Permitted Activities

27. **Add** the following bullet point to the list in Rule 1.1:

- Homestay

Urban Residential 1 and 2 Zones

1 Permitted Activities

28. **Amend** the first bullet point in Rule 1.1 as follows:

- Residential activity, with the exception of those properties zoned Urban Residential 2 and located in Rose Street West scheduled in Appendix L.

3 Limited Discretionary Activities:

29. **Add** a new bullet point to the end of the list in 3.1 as follows:

- Residential activity on those properties scheduled in Appendix L.

3.3 Matters to which the Council has Restricted the Exercise of its Discretion – Building and Parking Matters

30. **Add** a bullet point to the end of the list in 3.3 as follows:

- Chemical contamination of the soils of properties scheduled in Appendix L

Appendix L

31. **Insert** a list of properties as follows:

Appendix L Schedule of Rose Street West Properties

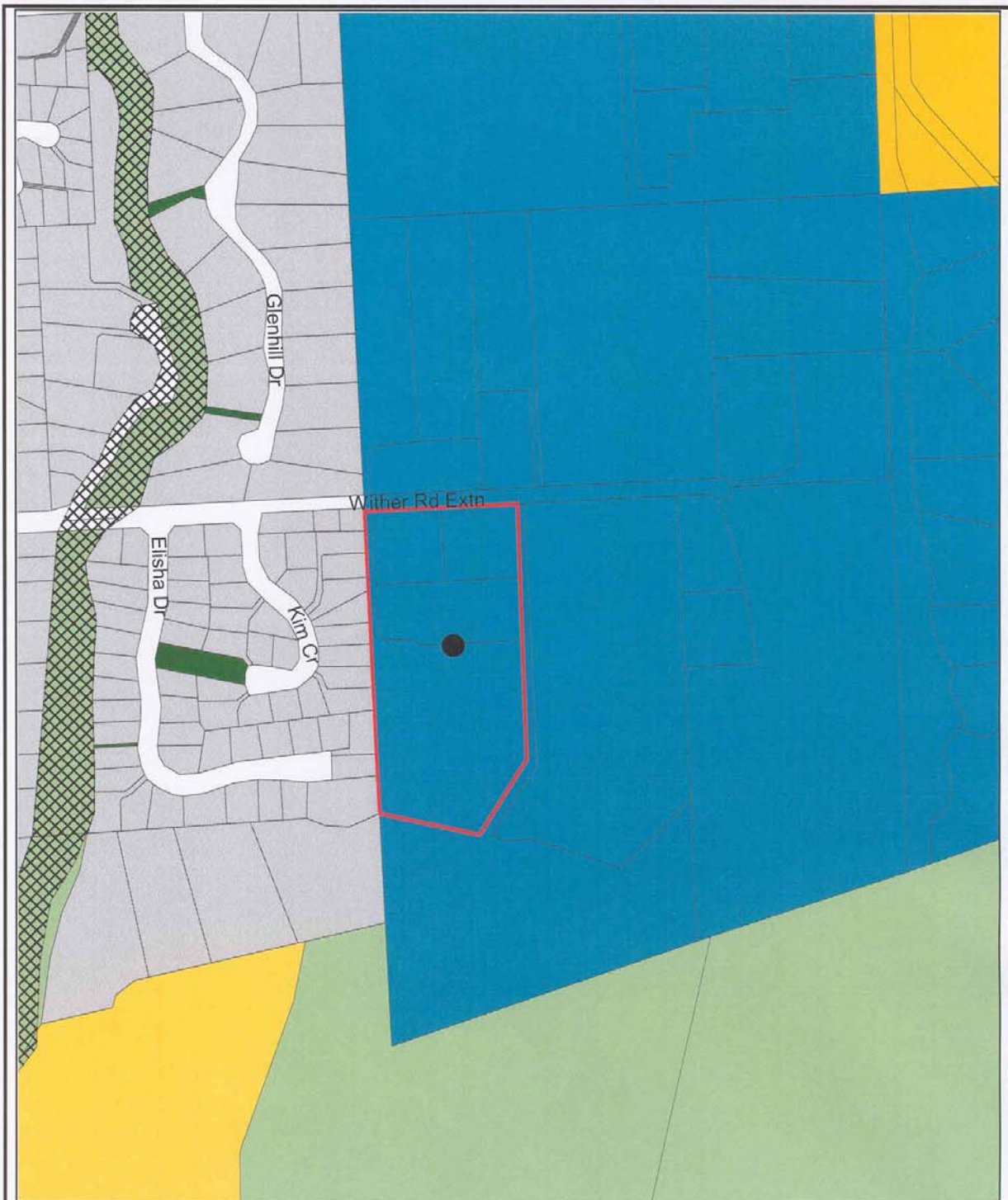
Legal Description	
Lot 1	DP 9157

Lot 1	DP 1851
Lot 2	DP 6260
Lot 1	DP 2192
Lot 1	DP 9948
Lot 2	DP 9948
Lot 3	DP 9948
Lot 1	DP 3618
Lot 2	DP 3618
Lot 7	DEEDS 54
Lot 8	DEEDS 54
Lot 9	DEEDS 54
Lot 10	DEEDS 54
Lot 11	DEEDS 54
Lot 16	DEEDS 54
Lot 17	DEEDS 54
Lot 18	DEEDS 54
Lot 21	DEEDS 54

VOLUME THREE – MAPS

32. **Amend** the Planning Maps as detailed in the table below and as shown in the attached maps.

Map Number	
Zoning 4, Sheets 10 and 18	Rezone Lot 7 DP 315959 - Wither Road East from Rural 3 to Rural Residential.
Zoning 2 and 4, Sheets 2 and 18	Rezone Lot 1 DP 418 - Waterlea Racecourse from Rural 3 to District Recreation.
Zoning 2 and 4, Sheets 1, 4 and 18,	Rezone Lot... Rose Street west from Rural 3 to Urban Residential.
Zoning 4, Sheets 4 and 18	Rezone Lot ... - Battys Road/ David Street/Severne Street from Rural 3 to Rural 3 (Future Urban Residential 2).
Zoning 4, Sheets 4 and 18	Rezone the road parcel being the extension of Bary Street as a result of subdivision, from Rural 3 to unzoned.



Proposed Wairau/Awatere Resource Management Plan
 Proposed Variation 38: Review Of Rural Issues

Site of change ●
 1:5000 N

Rezone from Rural 3 to Rural Residential,
 Lot 7 DP 315959

Zoning 4, Sheet 10 & 18



Legend			
Airport Zone	Rural 3 (Future Urban Residential 2) Zone	Industrial Two Zone	Rural Three Zone
Airport Noise Exposure Overlay	Deferred Township Residential Zone	Local Recreation Zone	Rural Township
Areas of Significant Conservation Value	Designations	Neighbourhood Business Zone	Skifield Zone
Central Business Zone	District Recreation Zone	Port Zone	Specific Identified Activity Sites (Appendix G)
Central Business Zone/Primary Shopping Area	Ecological Area	Proposed Lake Grassmere Salt Works Area	Township Residential Zone
Coastal Marine Zone (CMZ)	Fairhall Ridge Zone	Rural Four Zone	Urban Residential 1 Zone
Conservation	Flood Hazard Overlay	Rural Residential Zone	Urban Residential 2 Zone
	Industrial One Zone		Water Features

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**Proposed Wairau/Awatere Resource Management Plan
Proposed Variation 38: Review Of Rural Issues**

Site of change ●

1:5000

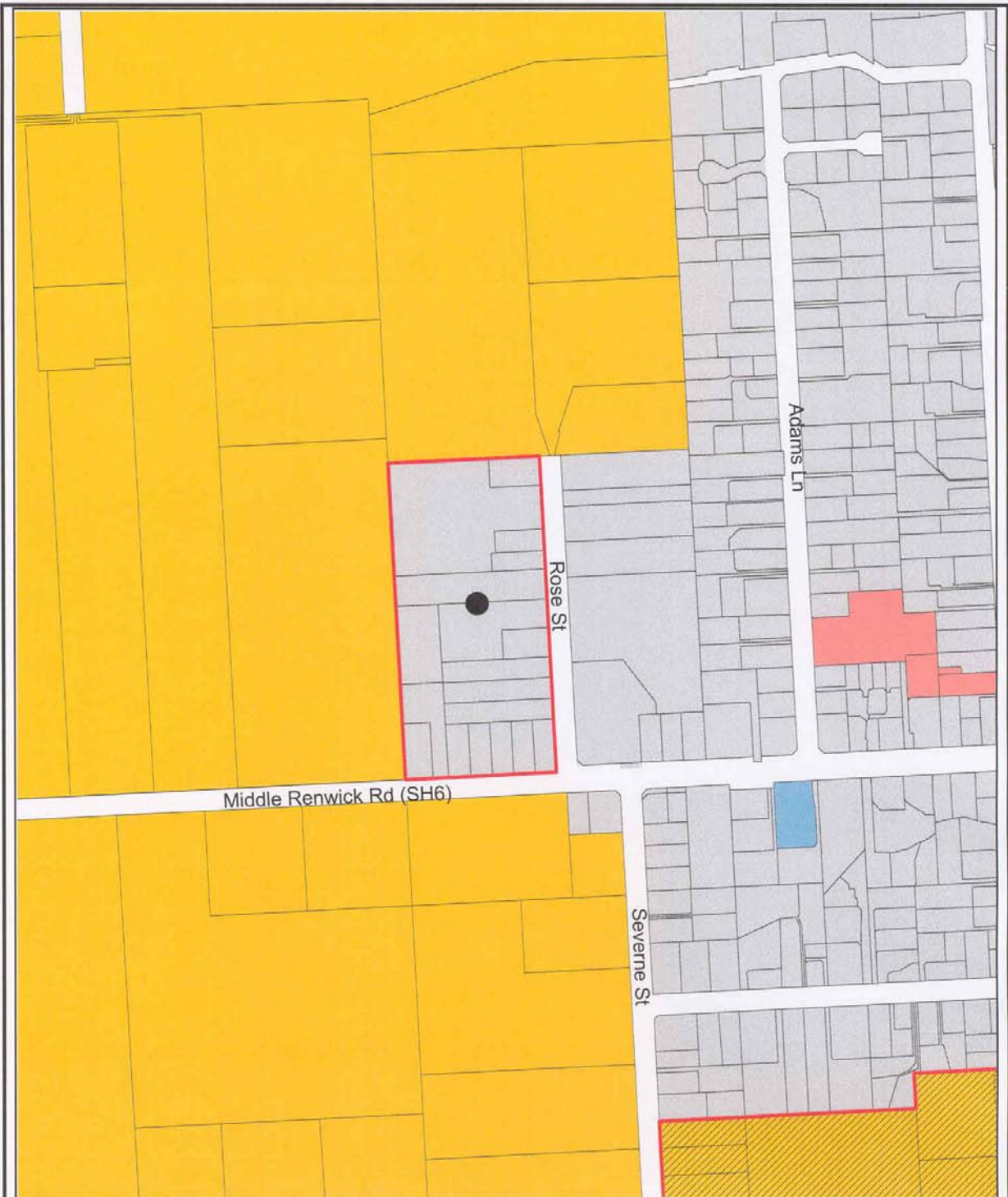
Rezone from Rural 3 to District Recreation,
Lot 1 DP 418

Zoning 2 & 4, Sheet 2 & 18



Legend		
Airport Zone	Rural 3 (Future Urban Residential 2) Zone	Industrial Two Zone
Airport Noise Exposure Overlay	Deferred Township Residential Zone	Local Recreation Zone
Areas of Significant Conservation Value	Designations	Neighbourhood Business Zone
Central Business Zone	District Recreation Zone	Port Zone
Central Business Zone/Primary Shopping Area	Ecological Area	Proposed Lake Grassmere Salt Works Area
Coastal Marine Zone (CMZ)	Fairhall Ridge Zone	Rural Four Zone
Conservation	Flood Hazard Overlay	Rural Residential Zone
	Industrial One Zone	Rural Three Zone
		Rural Township
		Skifield Zone
		Specific Identified Activity Sites (Appendix G)
		Township Residential Zone
		Urban Residential 1 Zone
		Urban Residential 2 Zone
		Water Features
		<small>Contains Crown Copyright data</small>

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**Proposed Wairau/Awatere Resource Management Plan
Proposed Variation 38: Review Of Rural Issues**

Rezone from Rural 3 to Urban Residential 2,
 Lot 1, 2, 3 DP 9948, Lot 7, 8, 9, 10, 11, 16, 17, 18, 21 Deeds 54,
 Lot 1 & 2 DP 3618, Lot 1 DP 1851, Lot 2 DP 6260, Lot 1 DP 9157,
 Lot 1 DP 2192

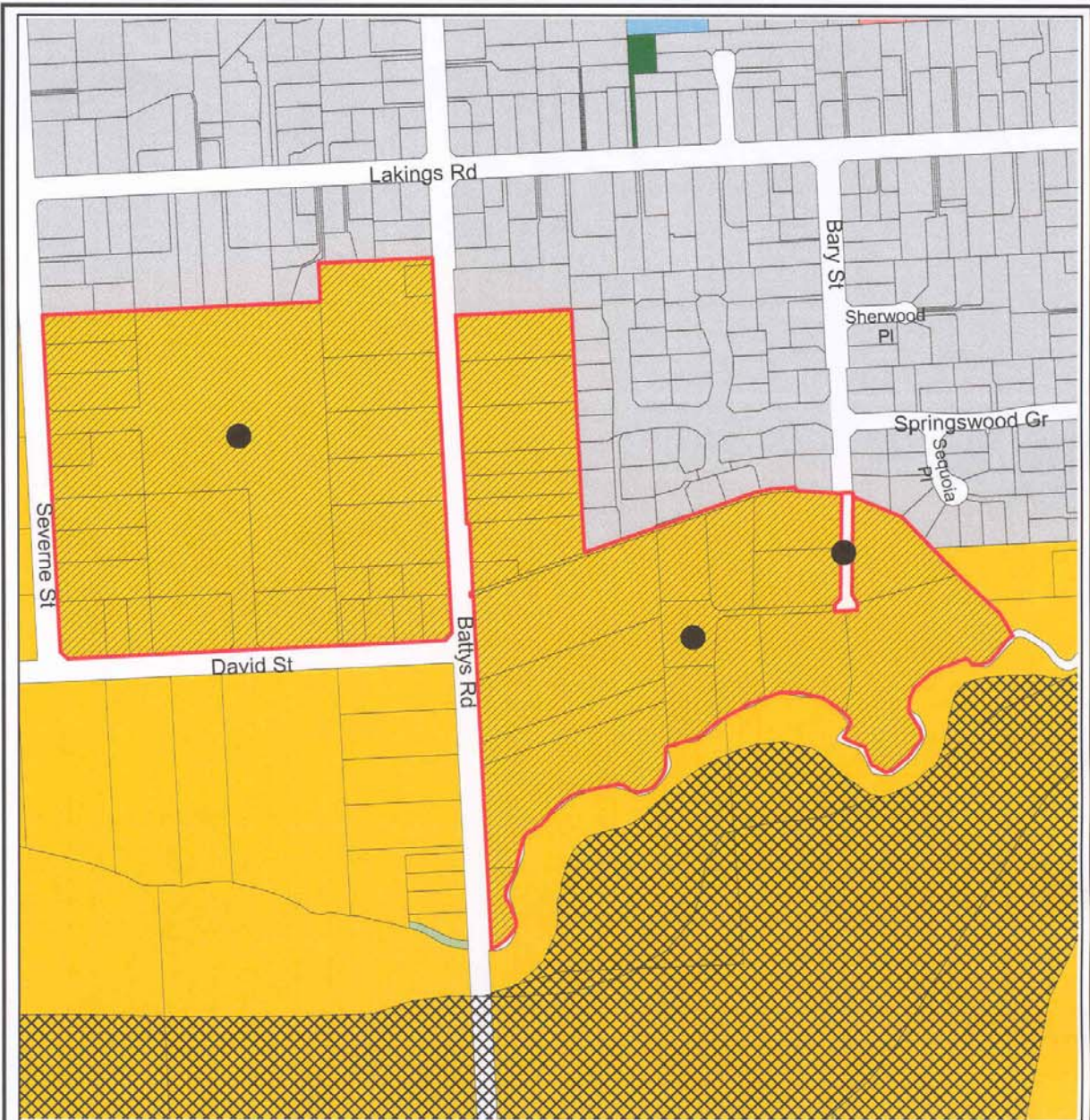
Site of change ●
 1:5000
 Zoning 2 & 4,
 Sheet 1, 4 & 18



Legend		
Airport Zone	Rural 3 (Future Urban Residential 2) Zone	Industrial Two Zone
Airport Noise Exposure Overlay	Deferred Township Residential Zone Designations	Local Recreation Zone
Areas of Significant Conservation Value	District Recreation Zone	Neighbourhood Business Zone
Central Business Zone	Ecological Area	Port Zone
Central Business Zone/Primary Shopping Area	Fairhall Ridge Zone	Proposed Lake Grassmere Salt Works Area
Coastal Marine Zone (CMZ)	Flood Hazard Overlay	Rural Four Zone
Conservation	Industrial One Zone	Rural Residential Zone
		Rural Three Zone
		Rural Township
		Skifield Zone
		Specific Identified Activity Sites (Appendix G)
		Township Residential Zone
		Urban Residential 1 Zone
		Urban Residential 2 Zone
		Water Features

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**Proposed Wairau/Awatere Resource Management Plan
Proposed Variation 38: Review Of Rural Issues**

Site of change ●
1:5000

Rezone from Rural 3 to Rural 3 (Future Urban Residential 2)
the following legal parcels:
Lot 1, 2, 3, 9, 10, 11, 27 DP 1216, Lot 1 & 2 DP 3383, Lot 1, 2 & 3 DP 2511,
Lot 16, 17 & 18 DP 1450, Lot 1 & 2 Lot 1608, Lot 1 & 2 DP 11741,
Lot 17, 18 & 19 DP 676, Lot 1 & 2 DP 2145, Lot 1 DP 2195, Lot 1, 2, 3
& 4 DP 2217, Lot 1 DP 1993, Lot 1, 2 & 3 DP 11950, Lot 1 DP 12239,
Lot 1, 2, 3, 4, 5 & 6 DP 307206, Lot 1 DP 2024, Lot 1 & Pt Lot 3 DP 544,
Lot 1 & 2 DP 689, Lot 1 & 2 DP 2881, Pt Sec 7 Omaka District, Lot 35,
Pt Lots 39 (2) & Pt 40 Deeds 22, Lots 1, 2 & 3 DP 4858.

Zoning 4, Sheet 4 & 18

Rezone from Rural 3 to unzoned, the road parcel
being the extension of Bary Street, as a result of subdivision.

Airport Zone	Rural 3 (Future Urban Residential 2) Zone	Industrial Two Zone	Rural Three Zone
Airport Noise Exposure Overlay	Deferred Township Residential Zone	Local Recreation Zone	Rural Township
Areas of Significant Conservation Value	Designations	Neighbourhood Business Zone	Skiffeld Zone
Central Business Zone	District Recreation Zone	Port Zone	Specific Identified Activity Sites (Appendix G)
Central Business Zone/Primary Shopping Area	Ecological Area	Proposed Lake Grassmere Salt Works Area	Township Residential Zone
Coastal Marine Zone (CMZ)	Fairhall Ridge Zone	Rural Four Zone	Urban Residential 1 Zone
Conservation	Flood Hazard Overlay	Rural Residential Zone	Urban Residential 2 Zone
	Industrial One Zone		Water Features

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