



**PROPOSED WAIRAU/AWATERE
RESOURCE MANAGEMENT PLAN**

Proposed Plan Variation No. 49

**Industrial 2 Rezoning between Riverlands Industrial
Estate and Cloudy Bay Business Park**

**Amended Schedule of Changes
following Decisions on Submissions**

Notified 22 MAY 2008

PROPOSED VARIATION - SCHEDULE OF CHANGES

Where text is proposed to be added to the Proposed Wairau/Awatere Resource Management Plan (the Plan) through this Variation, it has been shown as underlined (blue). All other text is existing text from the Plan and has been included for context to assist the reader in determining where the changes occur, and does not form part of the plan variation.

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

VOLUME 2 – RULES

Chapter 1 – General Rules

1. Add a new bullet point to permitted activity 1.10.1.2 Stormwater

The discharge of stormwater from any drainage channel(s) or piped stormwater drainage systems except that which drains:

....

- Saleyards or any other animal holding area greater than 100m²
- Stormwater (other than sealed downpipe roof water) from Lots 1 & 2 DP 323372, Lots 1, 3 & 4 DP 8762, portions of Lot 1 DP 4447, Lot 9 DP 306716 and Lot 2 DP 379514, or their successors.

Chapter 3 - Subdivision

2.4. Add a new standard under 2.4 General Standards (Controlled Subdivision Activities) as follows:

....

Transpower New Zealand Ltd should be consulted prior to an application for subdivision being lodged with the Council, where the subdivision takes place near 110 kilo volt or higher transmission lines.

2.4.5. Riverlands Industrial 2

Subdivision of land legally described as Lot 1 & 2 DP 323372 and portions of Lot 1 DP 4447, Lots 1, 3 and 4 DP 8762 and Lot 2 DP 8762379514, or their successors, at Riverlands requires a comprehensive geotechnical assessment of the proposed area to be subdivided and developed. The assessment is to be carried out by a geotechnical expert accredited by the Council. The geotechnical report must be submitted with an application for a subdivision resource consent of the site(s).

2.3. **Add** a new bullet point under 2.5 Matters Over Which Council Will Exercise Control as follows:

- Flood hazard.
- Council access to rivers and drainage channels.
- Geotechnical report

3.4. **Add** a new Assessment Criteria under 3.5 Assessment Criteria (Discretionary and Non-Complying Subdivision Activities) as follows:

~~3.5.6~~ A comprehensive geotechnical report, carried out by a geotechnical expert accredited by the Council, where a subdivision resource consent application applies to any part of the land legally described as Lot 1& 2 DP 323372 and portions of Lot 1 DP 4447, Lots 1, 3 and 4 DP 8762 and Lot 2 DP 8762 379514 or their successors, at Riverlands.

4.5. **Add** a new bullet point under 3.6.1 Resource Consent Conditions (Discretionary and Non-Complying Subdivision Activities) as follows:

- The size, shape and position of any lot.
- The use of the site.
 - Geotechnical report.
- Permanent potable water supply, water storage and water treatment.
- ...

Chapter 12 - Industrial 1 & 2 Zones

5.6. **Amend** the following rules under 1.3.6 Area to Landscaped to read:

1.3.6.1 A minimum of 5% of the site shall be set aside and landscaped. All required landscaping areas shall be located between the road frontage and either the front of buildings on the site or the front boundary fence, except on rear sites.

...

1.3.6.3 Any landscaped areas shall include a landscape strip of a minimum average width of 1.5 metres and minimum width of 0.6 metres, adjacent to the road frontage, except across entranceways or on sites or parts of a site on the opposite side of a road or rail corridor from an Urban Residential Zone, ~~or~~ Business Zone or Rural Zone where the landscaping strip will be a minimum average width of 4.5 metres and a minimum width of 1.5 metres adjacent to the road frontage or rail corridor.

7. Add the following new rule under 1.6.10 Discharges to Land and Water

1.6.10.3 Stormwater from Riverlands Industrial 2

Provision must be made for the satisfactory disposal of all stormwater from Lots 1 & 2 DP 323372, Lots 1, 3 & 4 DP 8762, portions of Lot 1 DP 4447, Lot 9 DP 306716 and Lot 2 DP 379514 (or their successors) in accordance with the requirements of this Plan. The requirements of this Plan are deemed to have been met where:

- Stormwater (except sealed down pipe roof water) is connected to a public system designed for this purpose; and
- Sealed down pipe roof water is disposed of in the Co-op drain.

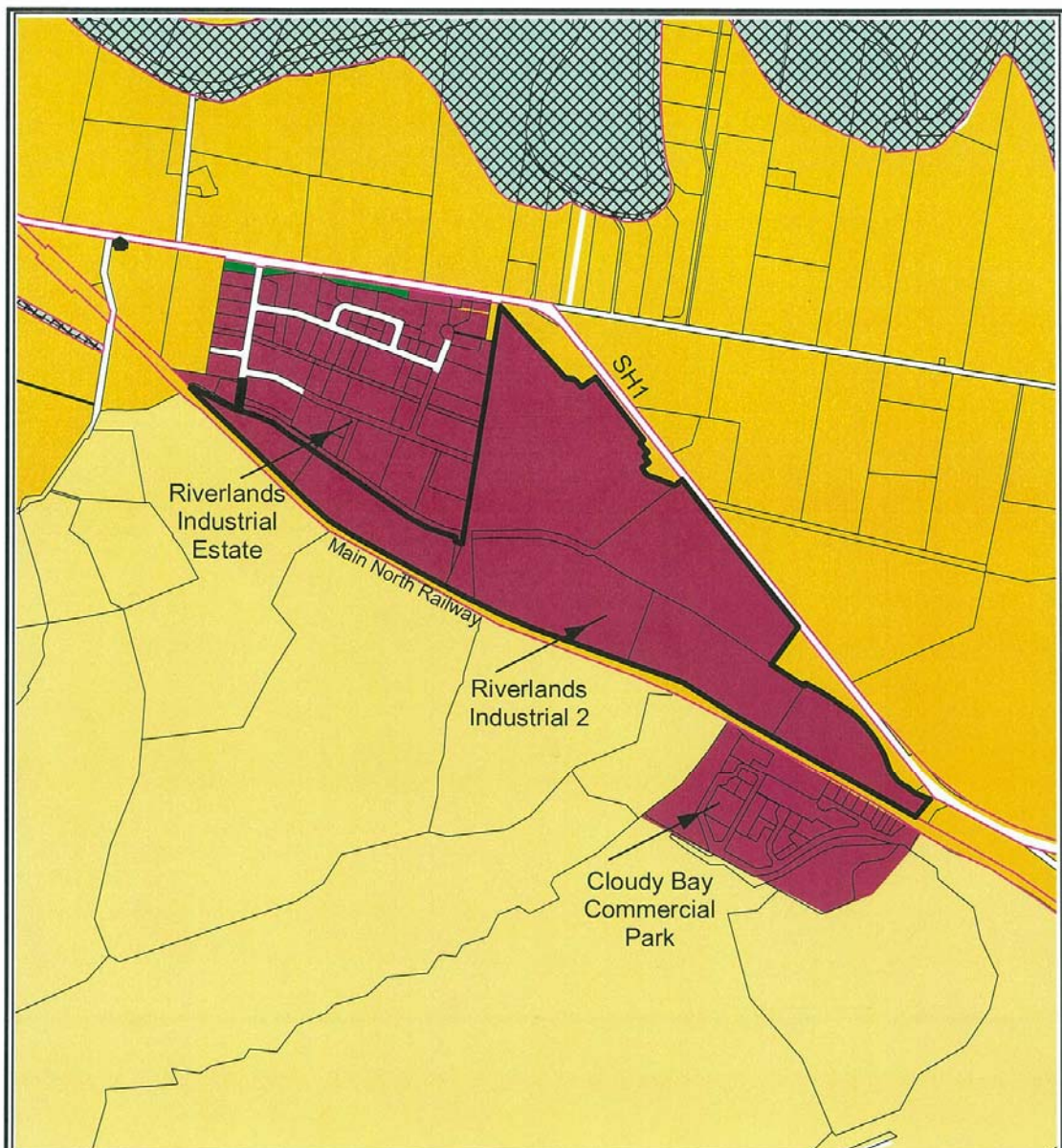
8. Add the following new rule under 1.7 Hazards to read:

1.7.3 Riverlands Industrial 2

No activity permitted under Industrial 1 & 2 Zones rule 1.1 is permitted on Lots 1 & 2 DP 323372, Lots 1, 3 & 4 DP 8762, Lot 9 DP 306716, Lot 9 DP 306716 and Lot 2 DP 379514 or their successors, until such a time as river control works to at least a 1% Annual Exceedance Probability (AEP) [that is, to at least a 1 in 100 year return period standard], have been carried out for the Riverlands Co-Op floodway .

VOLUME 3 – MAPS

9. Amend Zoning Map 4 and Sheet 19 to rezone Lots 1 & 2 DP 323372, Lots 1, 3 & 4 DP 8762, portions of Lot 1 DP 4447, and Lot 2 DP 379514 from Rural 3 to Industrial 2 as shown on the attached map:



Proposed Wairau/Awatere Resource Management Plan
Variation: W045/15/49

1:16000



Site of change

Map 1:
Showing the interim decisions of the proposed change of zoning
from Rural Three to Industrial Two for the following areas:
Lots 1 and 2 DP 323372, Lots 1, 3 and 4 DP 8762, portions of
Lot 1 DP 4447, Lot 9 DP 306716 and Lot 2 379514

Zoning 4
Sheet 19

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

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Note: Cadastral boundaries are indicative only. Marlborough District Council
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Project File Name: riverlands.ringslands.apr

10. Place a boundary around the above lots (including Lot 9 DP 306716) and label Riverlands Industrial 2