



**PROPOSED WAIRAU/AWATERE
RESOURCE MANAGEMENT PLAN**

Proposed Plan Variation No. 49

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

Schedule of Changes Only

Notified 14 June 2007

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. 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 3 - Subdivision

1. **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 DP 323372 and portions of Lot 1 DP 4447, Lot 3 and 4 DP 8762 and Lot 2 DP 8762, 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. **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. **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 DP 323372 and portions of Lot 1 DP 4447, Lot 3 and 4 DP 8762 and Lot 2 DP 8762 or their successors, at Riverlands.

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

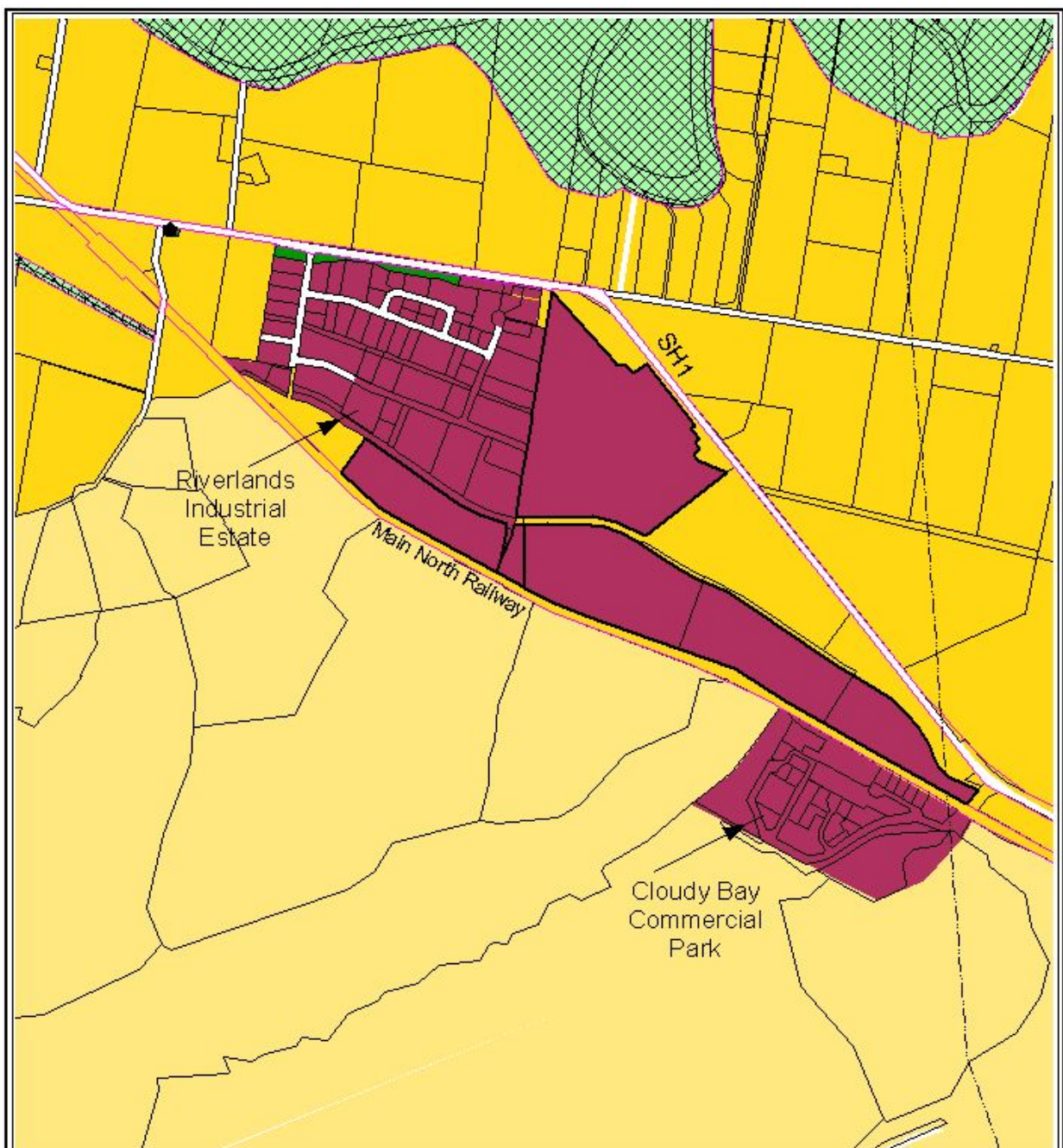
1.3.6.1 A minimum of 5% of the site shall be set aside and landscaped. All required landscaping areas shall be located between the road frontage and [either the](#) front of buildings on the site [or the front boundary fence](#), except on rear sites.

...

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](#).

VOLUME 3 – MAPS

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



Proposed Wairau/Awatere Resource Management Plan

Variation: W045/15/49

1:16000



Map 1:

Showing proposed change of zoning from Rural Three to Industrial Two for the following areas:

Lot 1 DP 323372 and portions of Lot 1 DP 4447, Lot 3 and 4 DP 8762 and Lot 2 DP 8762 (U051089 subdivision resource consent, boundary yet to be confirmed)

Site of change

Zoning 4

Sheet 19

Legend Alpine Zone Alpine Ridge Exposure Overlay Area of Significant Conservation Value Central Business Zone Central Business Zone/Primary Shopping Area Coastal Marine Zone (CMZ) Conservation	Deferred Township Residential Zone Designations District Recreation Zone Ecological Area Fellthall Ridge Zone Flood Hazard Overlay Industrial One Zone	Industrial Two Zone Local Recreation Zone Neighbourhood Business Zone Port Zone Proposed Lake Grassmere Salt Works Area Rural Four Zone Rural Residential Zone Heritage Buildings	Rural Three Zone Rural Township Open Field Zone Specific Identified Activity Sites (Appendix G) Township Residential Zone Urban Residential One Zone Urban Residential Two Zone Water Features Heritage Trees
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Created on a 1:10,000 scale map which has been derived from Digital Data and has been processed and digitized. The map is not a legal document and should not be used for legal purposes. The map is not a legal document and should not be used for legal purposes. The map is not a legal document and should not be used for legal purposes.

Note: Cadastral boundaries are indicative only. Marlborough District Council accepts no warranties in terms of property boundary positions.