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The Blenheim Borough Council's

District scheme first review



Town and Country Planning Act 1977



SCHEME STATEMENT

INCLUDING —

A STATEMENT OF THE PARTICULAR OBJECTIVES AND PURPOSES OF THE SCHEME AND THE POLICIES TO ACHIEVE THEM ;
AN INDICATION OF THE MEANS BY WHICH AND THE SEQUENCE IN WHICH THE OBJECTIVES, PURPOSES, AND POLICIES WILL BE IMPLEMENTED AND ACHIEVED; AND
OTHER PARTICULARS AND MATERIAL NECESSARY FOR THE PROPER EXPLANATION OF THE SCHEME.

BOROUGH OF BLENHEIM DISTRICT SCHEME FIRST REVIEW
TOWN AND COUNTRY PLANNING ACT 1977

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BLenheim BOROUGH COUNCIL RESOLUTIONS

Refer Minute C8332 dated 27 June 1979:-

"That the District Scheme Review comprising the Scheme Statement, Code of Ordinances and Planning Maps be provisionally approved."

Refer Minute C8692 dated 31 October 1979:-

"That the provisions of Section 43 of the Town and Country Planning Act 1977 having been complied with, the District Scheme Review be publicly notified on 8 November 1979."

Refer Minute D 781 dated 28 October 1981:-

"That the Certificate of Compliance having been signed Council hereby approves the new Scheme, that public notification be given on 5 November 1981 and that the new Scheme shall come into operation on the 9th day of November 1981."


.....
ACTING MAYOR


.....
CHIEF EXECUTIVE OFFICER/TOWN CLERK



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1. INTRODUCTION

1.1 Background

1.1.1 On the 1 September 1972 the Blenheim Borough Council's District Scheme became operative, providing for the future development of an area of 1012 hectares. This is the land area which comprises the First Review to the Borough's District Scheme and is referred to in parts of this document as the old or pre 1974 area.

1.1.2 Planning is a continuing process involving problem identification, selection of solutions from various alternatives, followed by later re-evaluation. Evidence that this process has happened in Blenheim is provided by the fact that 16 Series of Amendments were processed since 1972.

These resulted in a total of 92 minor individual changes to the Scheme Statement, Code of Ordinances or Planning Maps being approved, 21 of these after Council considered objections received to those changes. Also 4 proposed changes were abandoned.

In addition extensive changes were approved in June 1974 to the Code of Ordinances relating to Predominant and Conditional Uses in all of the Residential, Commercial and Industrial Zones.

It is considered that the 1972 scheme was basically sound and accordingly in this Review changes are mainly in matters of detail and in respect of new techniques.

1.1.3 On 1 November 1974 several areas totalling 758 hectares, with a population of 318 people in the 1971 Census and previously within the Marlborough County, were incorporated within the Borough's district. The County did not then have an Operative District Scheme for those areas but the Borough adopted in principle a planning report, prepared during that month, to be used as a basis for determining building and town planning applications submitted to Council. These areas which are referred to in parts of this document as the new or post 1974 areas have now been given their first zonings in conjunction with the Review of the pre 1974 area so that one overall District Scheme results for the total land currently within the Borough - 1770 hectares.

1.1.4 Public participation in the review process was sought by a questionnaire which was sent out with the Rate Demands to all Rate-payers in August 1976. The summary of replies received up to February 1977 is tabled in Appendix A.

After analysing the replies, in order of popularity were topics related to the neighbourhood (pedestrian and cycle routes to schools, play areas, shopping zones) followed by privacy for residents of multi-unit blocks, public transport, landscaping in industrial zones and items related to individual residential sections (siting of dwellings and accessory buildings). The clear-cut

findings from this questionnaire together with pertinent and useful comments made by the respondents are incorporated within the Scheme's policies and ordinances.

1.1.5 The pre-review statement required pursuant to S. 30(6)(b) of the 1953 Act, after its adoption on 24 August 1977, was sent to interested groups of residents in order to initiate public discussion and to invite feedback by way of constructive comments. Following the receipt of advice and submissions from interested parties the Council approved a revised Statement of Planning Objectives and Policies document on 26 July 1978.

1.1.6 There is no operative Regional Scheme for the Marlborough Region, but the document published in December 1976, "Marlborough - A survey of present resources and future potential", compiled for the Marlborough Regional Development Council by the Business Development Centre, University of Otago was extensively consulted. The material in Clause 2.1.16 and in Clauses 2.2.1 to 2.2.5 has been selected from the Regional Resources survey.

1.2 Purpose of the District Scheme

1.2.1 Section 4(1) of the 1977 Act provides that, subject to Section 3 of that Act, a district scheme shall have for its general purpose the wise use and management of the resources, and the direction and control of the development of a region, district or area in such a way as will most effectively promote and safeguard the health, safety, convenience and the economic, cultural, social and general welfare of the people, and the amenities, of every part of the region, district, or area.

Section 4(2) of the Act provides that the general objectives of district schemes shall be to achieve the purposes specified in Section 4(1).

Section 4(3) of the Act provides that in the preparation, implementation, and administration of district planning schemes, regard shall be had to the principles and objectives of the Soil Conservation and Rivers Control Act 1941 and the Water and Soil Conservation Act 1967.

1.2.2 This document comprises the District Scheme and contains the Scheme Statement, the Code of Ordinances and the District Planning Maps.

1.2.3 The nominal planning period, for the Borough's overall area of 1770 hectares, is the traditional 20 year term from 1977 to 1997. However due to the uncertainties of forward projections and in order to leave the options open, the provisions made for activities in this Scheme will be re-evaluated at the 5 yearly reviews or sooner if necessary with appropriate planning responses then made accordingly.

1.2.4 Interpretation In this statement, unless the context otherwise requires, words and phrases have the same meaning as in the Code of Ordinances.

1.3 Implementation of the District Scheme

There is no substitute for reading the Town and Country Planning Act 1977, the Town and Country Planning Regulations 1978 and other appropriate Acts e.g. the Local Government Act 1974, the Clean Air Act 1972, the Health Act 1956, the Reserves Act 1977 etc.

In Ordinance 2 are set out general provisions in relation to applications, zoning, designations, and procedures.

2. ANALYSIS:
- 2.1 Population and Social Aspects
- 2.1.1 Relevant population statistics are shown in Appendix B, including Population Increases in Table 1 and Age and Sex Structure in Table 2.
- 2.1.2 Blenheim is the principal urban, educational, commercial, administrative, servicing and medical centre for the attractive and predominantly rural based Marlborough region.
- 2.1.3 The total population of Blenheim increased by 15.5% between 1971 and 1976 to 17,156 people, living in 5402 dwelling units. However, taking the 1974 Boundary adjustments into account the increase was 13.0% compared with the national average of 9.3%. The numerical increase was exceeded in the South Island by only Waimairi County, Christchurch City, Papanui County, Mackenzie County, Nelson City and Invercargill City. The number of people in the adjoining Marlborough County, within a band of land 1 kilometre wide encircling the Borough is approximately 1650 living in 450 dwellings. Thus the daily sphere of influence of the Borough which caters for schooling, working and shopping needs, embraces at least 19000 people including commuters from towns such as Picton and Renwick.
- 2.1.4 The percentage population increase of 11.0% between 1971 and 1976 in the Marlborough region was exceeded in New Zealand by only the Auckland, Bay of Plenty and Northland regions.
- 2.1.5 The percentage of the total Borough's population to that of the region's was 46.8% in 1971, 47.8% approximately in 1974 and 48.7% in 1976.
- 2.1.6 There is only one other region in New Zealand, Westland, which has lower populations for its region and principal Centre and also where the population of the latter is less than 20,000.
- 2.1.7 There is sufficient suitable land within the total Borough boundaries to contain in the short term a population of at least 25,000 comprising some 21,000 within the pre 1974 area and some 4,000 within the area of the 1974 extensions.
- 2.1.8 To provide prospective section purchasers with a choice and to avoid higher section prices the existing Borough boundaries could next be extended and/or the residential zones extended into the rural zones when there is an occupancy rate of 80% i.e. when the population reaches 20,000 and City Status.
- 2.1.9 At the 1971-1976 rate of increase this figure of 20,000 would be reached by 1982 but because of factors mentioned below plus the mortality rate and the current and future net migration rates, the year could be into the 1990's.

The Census of 1981 will provide the figures on which to base firmer estimates, but no extension to the Borough's existing boundary or residential zoning is likely to be necessary before the Second Review of the District Scheme.

- 2.1.10 There are advantages in reaching City size at the quicker rate because a regional centre of 20,000 attracts more branches of private and public institutions e.g. Governmental, financial, commercial and industrial. A greater diversity of educational, social and employment opportunities should also result and so encourage young people to stay in the district.
- 2.1.11 To be balanced against this growth is the quality of life of the residents. The aim should be to ensure that the quality of life is enhanced and to avoid the occurrence of any detraction.
- 2.1.12 Analysing the age structure of Blenheim by comparing the Census results shows that it was quite stable between 1966 and 1971, but changes especially in the lower and higher age groups occurred between 1971 and 1976. There have also been consistently higher percentages for Blenheim than for New Zealand in the 65 and over age group.
- 2.1.13 Children of pre-school age comprised 10.4% of Blenheim's population in both 1966 and 1971 but the figure fell to 8.8% in 1976. The corresponding figures for New Zealand were 11.5%, 10.4% and 9.5%.

Pre School education is available from 5 kindergartens & 1 play centre. A community creche is also operating but more day-care facilities would be necessary if opportunities arise to enable more women to be employed or re-educated.

- 2.1.14 Children in the school age grouping of 5-14 comprised 20.5%, 20.9% and 19.8% of the population in 1966, 1971 and 1976 respectively. In each year these figures were about $\frac{1}{2}$ % below the average percentage for New Zealand.

There are six state primary schools in Blenheim and in addition there is one Roman Catholic primary plus intermediate school which draws its pupils from all parts of Blenheim. Three sites are designated for future primary schools.

There is one state intermediate school and one state Girls College in the northern area of the Borough and one State Boys College centrally situated. A future site for a State intermediate school plus a secondary school is designated in the southern area of the Borough.

It is difficult to obtain exact correlations between the Census figures for Blenheim and the school rolls. Some of the primary and more particularly the intermediate and secondary schools cater as well for children from the surrounding Marlborough County areas. On a proportional basis it appears that more than 700 Marlborough Secondary school pupils living outside the Borough

boundaries are educated in the two Colleges situated in Blenheim.

Figures show that although the secondary school rolls increased by 13.3% the primary plus intermediate school rolls decreased by some 2.6% between 1971 and 1976 whereas the total population increased by 13%. This indication of a falling birthrate will have a noticeable effect on the growth rate as referred to in Clause 2.1.9. However as at July 1978 the primary school rolls have increased again.

Recommendations from the report of the Working Party on "Educational Planning in Blenheim" of December 1974 included:

1. That very serious thought be given to the setting up of a Marlborough Council for Education in which people from all branches of the service will work for common purposes.
2. That the new secondary school be co-educational and the existing single sex colleges be converted, the northern one to become co-educational and the centrally situated one to become a community college catering in addition for some tertiary and/or older aged group students.

2.1.15 Young adults in the 15-19 age grouping comprised 9.0%, 8.4% and 8.8% of the population in 1966, 1971 and 1976 respectively, the national averages in these years being 9.2%, 9.1% and 9.6%. The lesser figures for Blenheim could reflect an outflow of young people for tertiary education and greater career and social opportunities. (See also Clauses 2.1.10, 2.1.16 and 2.1.20).

2.1.16 The predominantly workforce age group 20-64 comprised 50.1% of Blenheim's population in both 1966 and 1971 and 50.9% in 1976 and this does not differ greatly from the national averages of 49.9% in 1966, 50.6% in 1971 and 51.8% in 1976.

Department of Labour figures for April 1975 show that the number of fulltime employees in the Marlborough region was 8103 of which 5220 or 64% were employed in Blenheim. Bearing in mind that the Borough's population would have been about 48% of the region's at that time, Blenheim's proportion of the region's employees in the various industrial groups was as follows: Manufacturing 51%, Electricity gas and water 85%, Construction 64%, wholesale retail etc 69%, transport and communication 54%, finance, insurance etc. 93%, Community and personal services 74%.

In Blenheim only 15% of the workforce was employed in manufacturing as at April 1975. In a national context only 18% of the region's labour force was engaged in manufacturing compared with the national average of 29%. This would also be the reason for the outward migration of some young people who might be attracted back if there were more employment opportunities locally.

In construction the percentages of employees were: in Blenheim 14% in the region 14% and nationally 8%. In transport and communication, the percentages of employees were: in Blenheim 13%, in the region 15% and nationally 10%.

Employment in all other Sectors appears to be similar to the national average.

The type of employment that has taken place in Marlborough in the last few years has tended to favour male employment. In 1971 the percentage of male workers of workforce age was: in Blenheim 91%, in the region 92%, in New Zealand 91%. Similarly in 1971 the percentage of female workers was: in Blenheim 35%, the region 31% in New Zealand 39%. Thus in Blenheim and the region the percentage of female workers was well below the national average.

Unemployment in Marlborough has been high. Marlborough was designated a priority development region in June 1975. The average weekly earnings in Marlborough in October 1975 were the lowest of any South Island district and were approximately 8% below the national average.

The Business Development Centre of the University of Otago estimates that in the 5 year period up to 1981 between 1550 and 1960 jobs are required to be created in Marlborough. Blenheim could be expected to provide the greater number of these jobs. Requirements are a positive attitude and encouragement by the Council towards stimulating the Town's growth.

Although some constraints would be necessary, manufacturing offers the greatest scope for increasing employment especially industries with a high labour requirement, with priority given to those making efficient use of the labour resource, with high value added per employee.

A new position in Marlborough is that of the Community Education Officer whose job is to facilitate adult education through a continuing education programme.

2.1.17 The largest variation is shown in the retirement age group of those aged 65 and over. Blenheim's percentages were 10.0% in 1966, 10.2% in 1971 and 11.7% in 1976 compared with the national averages of 8.3%, 8.5% and 8.9%. These were increases of from one fifth to almost one third above the national average and reflects that Blenheim with its fine and healthy climate is popular as a retirement centre with some inward migration occurring in this age grouping. This situation is likely to be sustained and indicates that the provision of small home units, pensioner housing and welfare services will continue to be needed and/or expanded.

2.1.18 The density rate of people per household fell from an overall figure of 3.38 in 1971 to 3.18 in 1976. This is reflected in the large number of flats and home units being built - the recent proportion of the new dwellings being almost one flat/home unit for every detached dwellinghouse - and also the large number of people in the higher age grouping who occupy in many cases older and larger houses. During the 5 year period ending 31/3/1971 an average of 174 building permits were issued each year

comprising 114 dwellings and 60 flats. However, during the next 5 year period ending 31/3/76 an average of 197 building permits were issued each year comprising 116 dwellings and 81 flats, with the number of flats overtaking the number of dwellings in the last year of that period. In the year ending 31/3/1977 the figures were: total 181, dwellings 86, and flats 95. For the year ending 31/3/78 the figures were: total 152, dwellings 83, flats 69. Similarly for the year ending 31/3/79 the figures were: total 155, dwellings 90, flats 65.

- 2.1.19 Excellent welfare and medical facilities available include the groupings of pensioner housing, the hospital facilities provided by the Marlborough Hospital Board, and other facilities provided by voluntary organisations such as the Red Cross Society and the St. John Ambulance Association.
- 2.1.20 Recreation, sporting, social and cultural activities are also well catered for in Blenheim there being approximately 300 clubs and organisations in the district. There have been suggestions that the teenage population wants further facilities for their entertainment. In this respect, the active promotion by private and public sources of social and cultural opportunities currently taking place could also encourage young people to stay in the district. The Council's Recreation Officer plays a leading role in this respect.
- 2.1.21 Blenheim is close to the sea, beaches, picnic spots, mountains and lakes. It has or is close to recreational parks and buildings and to scenic reserves of national, regional, district, neighbourhood and local significance and utilisation. Further provision and development of reserves should be undertaken as the need arises and as subdivision occurs. Also the provision of further out-district reserves should be considered on a regional basis by the United Council.
- 2.1.22 Spiritual opportunities for Blenheim's people are well catered for by 21 churches, 10 of which are in the central area and with at least one in each neighbourhood (See Clauses 2.3.5-10). Several of the churches have adjacent church halls which are also used for community activities. The influence of religion and religious bodies has played and continues to play a significant role in not only the lives of the people but also in Community development.
- 2.1.23 The Maori population of Blenheim in 1976 was 335 (persons who specified themselves as half or more New Zealand Maori). This was 2.0% of the Borough's population compared with the national average of 8.6%. Persons of New Zealand Maori descent irrespective of the degree of Maori origin totalled 823 (1976 Census).

Except in the areas of possible future boundary extensions it is unlikely that provisions need to be made within Blenheim for marae, urupa or pa uses, such uses being currently situated within the adjoining Marlborough County.

2.2 Economic Resources and Potential

2.2.1 The Marlborough Regional resources survey of December 1976 identified the region's resources as being:

the people - a stable and willing workforce especially women wanting employment
the land - from upland stock farms producing meat to low country fertile agricultural and horticultural farms
the climate - adequate winter moisture and a hot dry summer
the fishing potential including marine farming
the through transport links - road, rail and air
the Marlborough Sounds area - with its Maritime Park and tourism/holiday recreation potential
the developing commercial infrastructure
several features of local significance - e.g. Grassmere
Salt works, R.N.Z.A.F. Base at Woodbourne etc.
the commercial forestry potential.

2.2.2 Constraints on regional development were identified and include the nature of the river resources - high annual rainfall but prone to annual shortages
the fragility of the underground water system below Blenheim which could become overtaxed and polluted by downward percolation
the delicate balance of the Sounds and the Wairau River Mouth
the erosion and degradation in the Upper Awatere, Clarence and Wairau Catchments
the seasonal nature of human activity, e.g. holiday visitors and freezing workers, constraining the simple expansion of two major local industries - pastoral farming and tourism/holiday recreation.

2.2.3 A regional goal was postulated:

"Regional quality of life should be attained only by the expansion of activities which can be shown to be right for the province: this goal countenances expansion of population, of output, and even of selected industrialisation. However, there is a tacit understanding that many developments can have only superficial attractions, and will need to be rejected when demands on the scarce resources of the province - particularly water and soil - are recognised:"

2.2.4 Targets for development and expansion were proposed. Those with particular relevance to Blenheim include:

- 1) Attract, through decentralisation of Government, a high labour using department to locate in Blenheim, attracting the wealth generated by employment to a town within easy access of the capital.

- 2) Promote the development potential of the region to financial institutions and national enterprises, encouraging the location of branches in Blenheim to finance and operate small industry appropriate to the basic resources of the region:
 - specialised fish products, particularly mussels, scallops and rock lobsters
 - timber for consumer items such as rustic furniture and tourist items for local and export sale
 - off season attractions: winter holidays, conferences, conventions and championships to hold visitors longer and and entertain them better
 - horticultural and agricultural produce.
- 3) Foster the continued flexible expansion of the port of Picton, as the stimulus to a greater volume of non-containerised goods, and as a means of bringing more travellers to witness the advantages of the area as a place to re-visit, and perhaps to settle in.
- 4) Increase support to the manufacturing sector of the region, both in terms of business advice by the Small Business Agency, and by the Regional Development Council as a contact for finance, so as to increase output per employee and per dollar invested, and allow sound expansion based on developed commercial skills.
- 5) Foster a positive attitude in the local management of national companies towards the expansion of their activities. This applies particularly to those companies with skills to process local goods.
- 6) Confidence in the manufacturing sector needs support, with the aim for the region reaching goals of achieving 1% of national output by 1986 and increasing productivity from its current unsatisfactory level (two thirds of the national average) by investment in new plant and equipment.
- 7) Rationalise charges on the rail/ferry link: while the service is the cause of increased traffic and wealth in the province, it is mentioned by local industry as a main factor constraining development, through artificially high costs of freight to the nearby metropolis.
- 8) Ensure a full internal transport service (See Clause 5).
- 9) A reliable information service should be made available to assist potential small industry to locate on suitable property.

2.2.5

The summary concludes:

"The overall programme of Regional Development proposed in this Resource Survey puts people first - calling for new settlement through decentralisation of Government, and then building up small

industry to create new and varied job opportunities. It is then a challenge of balanced development, in which the Regional Development Council will have an important role to play in fostering investment which offers benefits without incurring undue financial, social or environmental costs."

2.2.6 There is little to add except the Borough's concurrence with the findings and goals as listed from the 1976 Regional Resources Survey.

2.2.7 In a 1979 report the Marlborough Regional Development Council states that in its view the best development prospects in Marlborough lie in viticulture in the immediate future, in marine farming in the medium term and in commercial forestry in the long term. Also mentioned as industrial prospects were horticulture and livestock processing.

2.3 Physical Environment and Development

2.3.1 Blenheim is an attractive town, its character and beauty being enhanced by the public and private open spaces, the Taylor and Opawa Rivers and the background of the hills. Existing trees also provide an attractive setting for the urban area.

The climate is healthy and the air clean. The annual rainfall is around 660mm and the annual hours of sunshine exceed 2400.

2.3.2 Constraints on future expansion and development include:

- a) the high quality of agricultural and horticultural land to the north of the Borough,
- b) stormwater drainage and flood protection problems to the east of the Borough,
- c) the erosion problems on the loessial covered low to middle levels of the Wither Hills to the south of the Borough,
- d) the presence of Blenheim Airport/R.N.Z.A.F. Base Woodbourne and Omaka Airfield to the west of the Borough,
- e) the climate which has a potential for future air pollution problems.

2.3.3. Before decisions are reached on any future expansion or major development proposals, all or any of the matters referred to in the preceding Clause would require close consultations and co-operation with the Marlborough County Council and/or bodies such as the Local Government Commission, the Ministry of Works & Development, the Ministry of Agriculture and Fisheries, the Marlborough Catchment & Regional Water Board, the Department of Scientific and Industrial Research Soil Bureau,

the Ministry of Transport, the Department of Health and in particular, the United Council for the Marlborough Region.

- 2.3.4 In order to analyse the existing land use development the total Borough was divided into six neighbourhoods as shown on the map in Appendix C. Population statistics for these areas are shown in Table 3 of Appendix B. Appendix D shows from Valuation Department data, as at 30 November 1977, Blenheim Borough's Basic Property Categories which reflect existing uses rather than existing zonings.

Each neighbourhood should have a focal point and the most obvious ones at this stage are the existing State primary schools with their involvement with a large proportion of the community. The spheres of influence of these schools were therefore ascertained and related as closely as possible to the census mesh block boundaries. Because there are a number of sites designated for future primary schools, more neighbourhood areas and focal points - e.g. shopping and community buildings close to the future schools - could develop and be purposefully planned for.

- 2.3.5 The Springlands School neighbourhood comprised mainly Residential 2 (medium density) zoning plus Commercial 1 (local shopping) Industrial 1 and Industrial 2 Zones. Also in this neighbourhood are a kindergarten, the Bohally Intermediate School and Marlborough Girls College together with the Innes House College Hostel and 4 churches. The main change made to the 1972 zonings is the deletion of the Commercial 1 Zone and its substitution with a larger Commercial 1A (intermediate shopping) zone.

The population increased by 87 (5.4%) and the number of dwellings by 57 (13.3%) in the pre 1974 part of the neighbourhood between 1971 and 1976. These were the fifth highest increases in the Borough. Four relatively small areas were added to the Borough from the adjoining County in 1974 and these areas have been zoned Residential 2 being logical extensions of the previous 1972 zoning. Land is available in this total neighbourhood for further residential development to accommodate in the short term some 1600 additional people, including some 600 people in the area of the 1974 extensions.

Recreational facilities were limited but with the continuing development of the Bohally Housing Corporation subdivision better provision of reserve areas is being achieved in this area. An adventure playground has recently been constructed in the Springlands school playground.

- 2.3.6 The Mayfield School neighbourhood is elongated in an east-west direction. It comprised mainly Residential 2 zoning plus Commercial 1 and Industrial 1 zones. The area includes 1 church, 1 tavern, Pollard Park with its Gardens, Tennis Courts, Golf Links etc, the Waterlea Racecourse, Lansdowne Park (Rugby Football Grounds), the Al Motor Camp, smaller recreation grounds and a suburban Post Office. The main amendments to the 1972 Planning Maps are the deletion of the Commercial 1 Zone at Budge Street East and its substitution with a larger C1A and the Minister's removal of the designation for a proposed primary school east of the S.I.M.T. Railway.

The population increased by 219 (13.6%) and the number of dwellings by 107 (24.4%) between 1971 and 1976, these being the fourth highest increases in the Borough. One of the fastest growing areas in the Borough was the Budge Street East area where there is also potential in the short term for a further 800 people. On the initiative of a local landowner and residents a temporary local childrens playground has been provided with the co-operation and assistance of the Council and when that property is subdivided a permanent playground will be able to be located therein. The owner is also desirous that at least some of the land shall be used for community purposes generally.

2.3.7

The Blenheim School neighbourhood covers a large area to the north, the west and the east of the town centre. It comprises Residential 2 zoning in the north, Residential 3 (high density) in the east and west and Commercial 1 zones. The above zones surround the Commercial 2 (non-retail), Commercial 3 (Central Business District), Industrial 1 and Industrial 2 zones.

Included within this total area are Plunket rooms, the creche, a kindergarten, 10 churches, Doctors rooms, 7 hotels, 5 clubs, the Main Post Office, the Police Station, Blenheim Municipal Library, 1 picture theatre, the future Civic Theatre site, the Olympic Pool, the Centennial Hall which is used for indoor sports and exhibitions, the Youth Club Hall which is used for gymnastics and the Dillons Point Community Centre with its adventure playground and hobby activities groups. The main change to the 1972 zonings is an adjustment to the boundary between the Commercial 2 and Commercial 3 zones in the vicinity of Seymour Street.

The population increased by only 58 (1.9%) and the number of dwellings by 52 (5.3%) between 1971 and 1976—these figures being the lowest in the Borough. It has the second to lowest density rate of people per dwelling in the Borough, which reflects its current occupation by and potential use for flat-dwellers. Vacant land would provide accommodation for some 500 people without taking major redevelopment of older house sites into account.

2.3.8

The Whitney Street School neighbourhood comprises Residential 1 (low density) close to the School, Residential 2 to the west and south, Residential 3 to the north and east, plus Commercial 1, Industrial 1 and Industrial 2 zones. It contains the playcentre, the Marlborough Boys College and its separate sports grounds, the Roman Catholic primary plus intermediate school, a future primary school site to the east of Houldsworth Street, a kindergarten, 2 churches, Doctors' and Dentists' Rooms, a Private Hospital, Athletic Park which caters for athletics and soccer and Horton Park where cricket, hockey and netball are played. By Variation 81/1 the 1972 C1 Zoning of one property at Lee Street/Dillon Street has been varied to R2 at the request of that landowner.

The population increased by 497 (15.4%) and the number of dwellings by 234 (22.2%) between 1971 and 1976 which represents the second highest overall increases in the Borough. However the density of people per dwelling in the total neighbourhood is the lowest of any in the Borough. The neighbourhood is now largely built up but vacant land could accommodate in the short term some 400

people and following increases are likely to occur only by the redevelopment of existing properties by the erection of flats and/or home units. The largest new development of any areas in the Borough occurred in the mesh-blocks between Stephenson Street and Muller Road and between Redwood Street and the Borough's eastern boundary. These latter areas were previously zoned Residential 3 but the development that has occurred has been more related to Residential 2 uses and consideration was given in this Review to rezoning at least portions of this area accordingly. However to allow flexibility the previous zoning has been retained.

2.3.9

The Redwoodtown school neighbourhood comprised mainly Residential 2 plus Commercial 1 zones and contains the Holmdale Maternity Hospital, Plunket rooms, a kindergarten, 3 churches, Doctors rooms, a tavern, a suburban Post Office, the A & P Showgrounds where rugby league is played, Oliver Park where cricket, soccer and rugby are played, and future sites for primary, intermediate and secondary schools. The main change to the 1972 zonings is the deletion of the C1 zoning at Cleghorn Street/Weld Street and its substitution with a slightly larger C1A zone.

In order to both recognise existing uses and to protect the amenities of the neighbourhood, a new Industrial 3 Zone has been created at the north east corner of Redwood Street and Alabama Road. Other new areas have been zoned Residential 2 being logical extensions of the previous 1972 zoning.

In the pre 1974 area the population increased by 688 (20.9%) and number of dwellings by 286 (28.7%) between 1971 and 1976. The increases in both the population and the number of dwellings were the largest in the Borough. In the short term there is room for 600 and 200 more people in the pre 1974 and post 1974 areas respectively.

2.3.10

The Witherlea School neighbourhood comprises Residential 1 Zoning to the east of Weld Street, and Residential 2 Zoning to the west of Weld Street & Commercial 1 zones. It includes the Wairau Hospital, Ra Maru School Workshop for the Intellectually Handicapped, a future primary school site to the south of Wither Road, a kindergarten, 1 church and new Parks west of Taylor Pass Road and south of Wither Road which will be developed for active and informal recreation according to their zoning. Extensions of the Residential 1 and Residential 2 zonings have been made into the new areas and a C1A Zone south of Wither Road has also been provided. By Variation 80/1 a very low density Residential 1 Special (R1S) Zone has been introduced on the eastern periphery of the Borough at the request of the landowner concerned. The Borough Council's and the Marlborough Electric Power Board's depots are sited to the west of Taylor Pass Road and further land is zoned for a light industrial park in this area to provide some employment opportunities for people in the area.

The population increased by 400 (19.1%) and the number of dwellings by 161 (32.3%) between 1971 and 1976 within the pre 1974 area. The population increase and the increase in the number of dwellings were the third highest in the Borough. This area also has the biggest potential for future short term population increases made up of some 600 people within the pre 1974 boundaries and some 3200 people within the 1974 extensions.

However problems with stormwater disposal will cause delays to land subdivision in the east.

Following the erection of two future primary schools and shopping and community facilities, the present Redwoodtown and Witherlea neighbourhoods could provide two more neighbourhoods, one to the east of Scott Street and one to the south east of Wither and Taylor Pass Roads.

- 2.3.11 The Soil Conservation Reserve and the land extending up the Wither Hills and south of the land suitable for immediate residential development, is zoned rural in the meantime and will continue to be farmed. Parts of this land have good recreational potential e.g. for the development of Walkways to scenic lookout points and these amenities are being progressively provided. A buffer rural zone is situated between Taylor Pass Road and the Council's Refuse Disposal site.

2.4 The Communications System

- 2.4.1 Blenheim is well placed on the country's communications routes. Two State Highways and the South Island Main Trunk Railway pass through Blenheim, while the aerodrome is very close and the Port of Picton is reasonably nearby. The transportation systems are more fully described in Clause 5.

3. PLANNING STRATEGY

3.1 Planning Aims

3.1.1 The general purpose of the district scheme, in terms of Section 4 of the 1977 Act, has been set out in Clause 1.2.1 of this statement.

3.1.2 THE KEY GOAL of the Blenheim Borough Council is:

To promote and safeguard the quality of life of the residents not only in their individual capacities but also as members of the whole community so that Blenheim continues to be a pleasant and convenient place in which to live, to learn, to shop, to work and to play.

This goal recognises the right of individuals to freely choose and pursue their aspirations but within a framework of some constraints to cater for the wider public interest.

3.1.3 Having considered that the previous policy as to zoning and the related controls were basically sound, the Council's planning objectives for the review of the "old" area and the scheme for the "new" area are:

- a) To safeguard the physical environmental elements of land, water and air.
- b) To ensure that high standards of development are achieved in the various residential areas during the building and/or rebuilding stages.
- c) To ensure the adequate provision of commercial facilities at the central, the neighbourhood and the local level.
- d) To ensure the adequate provision of industrial areas and that acceptable standards are set and met in those areas.
- e) To ensure the adequate provision of reserves for both active and passive recreation including multiple uses throughout the Borough.
- f) To seek the advice of public and private bodies in order to make provisions for the use of land for community services.
- g) To make provision for all modes of internal transport - e.g. vehicular, cycle and pedestrian in such a manner that efficient and safe movement within and between zones is achieved.
- h) To provide public utilities as and where needed.

3.2 Broad Planning Proposals

3.2.1 Policies to be pursued to achieve the objectives stated in 3.1.3 are set out in Clauses 4, 5 and 6.

3.2.2 The map in Appendix C is from the Statement of Planning Objectives and Policies (Revised) document and shows the Broad Planning Proposals from which the District Planning Maps have been developed.

3.2.3 Section 3(1) of the Act provides that in the preparation, implementation and administration of regional, district and maritime schemes the following matters which are declared to be of national importance shall in particular be recognised and provided for:

- a) The conservation, protection and enhancement of the physical, cultural, and social environment:
- b) The wise use and management of New Zealand's resources:
- c) The preservation of the natural character of the coastal environment and the margins of lakes and rivers and the protection of them from unnecessary subdivision and development:
- d) The avoidance of encroachment of urban development on, and the protection of, land having a high actual or potential value for the production of food:
- e) The prevention of sporadic subdivision and urban development in rural areas:
- f) The avoidance of unnecessary expansion of urban areas into rural areas in or adjoining cities:
- g) The relationship of the Maori people and their culture and traditions with their ancestral land.

Also Section 3(2) of the Act provides that the Minister may exercise all such powers as are reasonably necessary for promoting, in accordance with the provisions of the Act, matters of national interest and the objectives of regional, district and maritime planning.

3.2.4 In addition to having full regard to Sections 3 and 4 of the Act as set out respectively in Clauses 3.2.3 and 1.2.1 above the development of the district will be so directed as:-

- a) To avoid the indiscriminate mixture of incompatible uses;
- b) To economise in the servicing of the district;
- c) To maintain the stability of individual property values;
- d) To promote employment, cultural and social opportunities within the district; and
- e) To maintain and provide amenities appropriate to every locality.

These objectives shall be secured as far as possible by allocating particular areas or zones for compatible uses of land and buildings, by grouping future building and other development in the appropriate zone, and in some cases by securing compatibility by imposing special controls.

3.2.5

In the forward planning field the matters discussed in Clauses 2.1.8, 2.1.16, 2.3.2, 2.3.3 and 2.3.11 being related to residential and industrial growth, require the formulation of regional strategies by the Marlborough United Council.

4. PROVISION FOR ACTIVITIES, DEVELOPMENT CONTROLS AND PROGRAMMING

4.0 It should be noted that in relation to the following Activities, the Code of Ordinances:- implements the policies contained herein:

extends these Clauses of the Scheme Statement into Zone Statements:

specifies quantitatively development controls in respect of such matters as bulk, location, height, density, parking, courts, noise, landscaping, airport protection restrictions and subdivision of land:

states provisions in respect of such matters as: vehicular access to property; off-street parking; loading and unloading of vehicles; use of sites for buildings; temporary buildings and uses; yards and fences; buildings in relation to river protection works; preservation or conservation of buildings, objects and areas of architectural, historic, scientific or other interest or of visual appeal; control of advertising; verandahs and covered walkways; harmony in design and external appearance of buildings; and provisions to be made for the needs of disabled persons.

Reference should also be made to the Reserves Policy as set out in Clause 7 of this Scheme Statement.

4.1 Environmental Activities.

4.1.1 Objective: To safeguard the physical environmental elements of land, water and air.

4.1.2 Policies:

- (i) To administer controls permitted by the legislation and with the assistance of bodies such as the Tree Society in regard to preservation of the landscape, trees and outstanding historical buildings from undue despoilation during the development process.
- (ii) To continue with the planting of trees within the street reserves.
- (iii) To control or possibly exclude undesirable industrial or other uses which could contaminate the water resources, particularly the high quality accessible underground aquifer.
- (iv) To control or possibly exclude undesirable industrial or other uses which could cause air pollution, because the local climatic factors render the area vulnerable to the hazards of air pollution.
- (v) To examine and possibly set controls for the problem of neighbourhood noise.

4.1.3 Environmental controls in the Code of Ordinances are not limited to any one zone or class of zones and are framed to best safeguard against nuisances and use incompatibilities and to ensure that amenities are provided, protected and enhanced.

4.1A Energy Conservation

- 4.1A.1 **Objective:** To encourage and promote the efficient use and conservation of energy in a manner which increases the attractiveness of Blenheim as a place to live in, to work in, and to visit.
- 4.1A.2 **Policies:**
- (i) To encourage; by education and example; subdividers, developers, property and home owners to include energy efficiency and energy conservation as a major consideration in the design and operation of subdivisions and new and existing buildings.
 - (ii) To ensure, in certain new subdivisions, that residential buildings can receive unobstructed sunlight for most of the day and thereby encourage residential buildings deliberately designed to collect and utilise solar energy.
 - (iii) To design street systems to minimise transport energy demand.
 - (iv) To encourage, by the provision of facilities, cycling as a safe, enjoyable and efficient form of transport (see also clause 5.6).
 - (v) To improve pedestrian facilities and encourage walking as a safe, enjoyable and efficient means of travel (see also clause 5.6).
 - (vi) To involve the public in all aspects of this energy conservation policy.
- 4.1A.3 **Provision:** The Solar Heights Development (Scheme Change 85/1) has been designed to incorporate the above objective and policies. In March 1985 the Blenheim Borough Council prepared a report: 'The Wither Run Development - a comprehensive approach to developing an urban environment.' That report was widely circulated and comments sought and received from numerous agencies. The report was not formally made available for public objection and therefore, cannot and does not form part of the district scheme - (Note the "Wither Run" area was renamed "Solar Heights" in November 1985).

4.2 Residential Activities

- 4.2.1 **Objective:** To ensure that high standards of development are achieved in the various residential areas during the building and/or rebuilding stages.
- 4.2.2 **Policies:**
- (i) To permit and promote within the previous zoning framework a wide choice of housing types, including experimental and innovative designs and comprehensive developments on sites not less than 1000 square metres in area, for people at all stages of their lives.
 - (ii) To set standards of design catering for the privacy of residents in multi-unit housing.

(iii) To allow for increased flexibility and to set controls including those for daylight admission to be met in the siting of buildings on individual properties.

- 4.2.3 Provision: The previous three residential zones, Residential 1 (R1), Residential 2 (R2) and Residential 3 (R3) and their internal boundaries have been retained for the pre 1974 area. The Zonings for the 1974 extension areas have been arrived at by logical extensions of the R1 and R2 Zones into those areas. In line with Carter and Another v Nelson City Council, 6NZTPP11, provision has been made in the residential zones for home occupations. By Variation 80/1 a very low density Residential 1 Special (R1S) Zone has been introduced on the eastern periphery of the Borough.
- 4.2.4 Development Controls: To allow for the utmost flexibility in design, the main difference in the development controls for the four Zones is in density, namely being 40, 100, 175 and 250 bedspaces per hectare respectively for the R1S, R1, R2 and R3 Zones. Comprehensive Residential Development provisions have been introduced in order to encourage more economical use of land.
- 4.2.5 Programming: As mentioned in Clause 2.1.9, no extension of the Borough boundaries or of the residential zone boundaries is likely to be necessary before the Second Review of the District Scheme, but this may be necessary before the end of the nominal 20 year planning period.

By Scheme Change 85/1 the residential zone boundary was extended in the Solar Heights area to coincide with a clearly defined topographical boundary and to better provide for the comprehensive development of this area.

Scheme
Change
85/1

To further provide for and encourage a diversity of housing types the Wither Run development includes a modification of the Residential 2 zone to limit overshadowing of sections thereby encouraging solar buildings (Residential 2 (Solar) zone) and a modified Residential 1 Special zone with increased emphasis on landscaping. A new zone, the Comprehensive Housing zone, provides for carefully designed housing developments which are more economic of land without compromising residential design standards.

4.3 Commercial Activities

- 4.3.1 Objective: To ensure the adequate provision of commercial facilities at the central, the neighbourhood and the local level.

4.3.2 Policies :

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- (i) To maintain and further promote the Central Business District as the principal commercial area of the Borough and the region. Preference in the provision of amenities will be more pedestrian orientated rather than vehicular e.g. wider footpaths, toilets, seating, rest areas, landscaping etc.

The Commercial 3 zone has been extended into the previous Commercial 2 zone in some areas to the west of Queen Street being within the southern side of High Street, the eastern side of Seymour Street and the northern side of Arthur Street, but not including Seymour Street as a shopping or Commercial frontage.

No extension of the outer boundaries of the Commercial 2 zone has been made. This zone is a non-retail zone and greater diversity of uses than offices will be encouraged and emphasis is placed on the permitted use of this zone for residential accommodation.

- (ii) To maintain the four satellite Shopping (Commercial 1A) areas, Springlands, Budge Street East, Redwoodtown,, and the new area south of Witle Road. The size of each of these areas zoned Commercial 1A is controlled so that they complement rather than compete with the Central Business District. Other community facilities such as Church Centres, halls, medical centres and taverns could be established within or close by these new zones.

Supermarkets have been identified in the Ordinances in recognition of both their function in servicing localised shopping needs and their nucleating role in respect of other consumer services. The extent of land zoned is to provide the containment of such services while allowing flexibility for development within the zone.

- (iii) The retention as viable local shopping zones of only the remaining previous Commercial 1 zones, each having a trade radius of approximately 400m being a comfortable walking distance from any residence.

The report "Commercial Land in Blenheim" dated 11 May 1978 outlines the reasons for the evolution of the above policies. The aim was to achieve figures for retail floor space per person of 8 square feet in the Central Business District (Commercial 2 and Commercial 3 Zones) after taking into account the regional nature of the C.B.D. and 4 square feet in the suburbs, (Commercial 1 and Commercial 1A Zones) by the end of the nominal 20 year planning period. The report assumed the need for more Commercial facilities in the suburban areas but mainly reconstructions of older buildings occurring in the C.B.D. The conclusions reached are shown in the following summary :-

Commercial Areas	Retail Floor Area		Square Feet Per person
	1976	1997	Aim for 1997
Central Business District	12.3	8.3	8
Neighbourhood and Local	3.1	3.9	4
	15.4	12.3	12

Thus the aim would be almost exactly achieved if the above policies are adhered to and the population reaches that of the projections.

(iii) To allow for increased flexibility and to set controls including those for daylight admission to be met in the siting of buildings on individual properties.

4.2.3 Provision: The previous three residential zones, Residential 1 (R1), Residential 2 (R2) and Residential 3 (R3) and their internal boundaries have been retained for the pre 1974 area. The Zonings for the 1974 extension areas have been arrived at by logical extensions of the R1 and R2 Zones into those areas. In line with Carter and Another v Nelson City Council, 6NZTPPA11, provision has been made in the residential zones for home occupations. By Variation 80/1 a very low density Residential 1 Special (R1S) Zone has been introduced on the eastern periphery of the Borough.

4.2.4 Development Controls: To allow for the utmost flexibility in design, the main difference in the development controls for the four Zones is in density, namely being 40, 100, 175 and 250 bedspaces per hectare respectively for the R1S, R1, R2 and R3 Zones. Comprehensive Residential Development provisions have been introduced in order to encourage more economical use of land.

26 [Land rezoned Residential 1 by way of Plan Change DP 26 at the southern end of Redwood Street has been restricted to a larger minimum allotment size and maximum number of allotments to mitigate the effect of this residential zone on the surrounding rural landscape and water supply systems. Rules have also been included to ensure that no residential allotment is sited on any stream bank protection work for Sutherlands Stream.

4.2.5 Programming: As mentioned in Clause 2.1.9, no extension of the Borough boundaries or of the residential zone boundaries is likely to be necessary before the Second Review of the District Scheme, but this may be necessary before the end of the nominal 20 year planning period.

By Scheme Change 85/1 the residential zone boundary was extended in the Solar Heights area to coincide with a clearly defined topographical boundary and to better provide for the comprehensive development of this area.

1 [To further provide for and encourage a diversity of housing types the Wither Run development includes a modification of the Residential 2 zone to limit overshadowing of sections thereby encouraging solar buildings (Residential 2 (Solar) zone) and a modified Residential 1 Special zone with increased emphasis on landscaping. A new zone, the Comprehensive Housing zone, provides for carefully designed housing developments which are more economic of land without compromising residential design standards.

26 [4.2.6 To ensure that the cost of operating and servicing the water supply system for the Residential 1 land rezoned by way of Plan Change DP 26 is met by the developer, an additional financial requirement has been included in Ordinance 13.2.

4.3 Commercial Activities

4.3.1 Objective: To ensure the adequate provision of commercial facilities at the central, the neighbourhood and the local level.

4.3.2 Policies:

- (i) To maintain and further promote the Central Business District as the principal commercial area of the Borough and the region. Preference in the provision of amenities will be more pedestrian orientated rather than vehicular e.g. wider footpaths, toilets, seating, rest areas, landscaping etc.

The Commercial 3 zone has been extended into the previous Commercial 2 zone in some areas to the west of Queen Street being within the southern side of High Street, the eastern side of Seymour Street and the northern side of Arthur Street, but not including Seymour Street as a shopping or Commercial frontage.

No extension of the outer boundaries of the Commercial 2 zone has been made. This zone is a non-retail zone and greater diversity of uses than offices will be encouraged and emphasis is placed on the permitted use of this zone for residential accommodation.

- (ii) The introduction in four areas, Springlands, Budge Street East, Redwoodtown, and the new area south of Wither Road of a neighbourhood shopping zone (Commercial 1A) in order to provide an intermediate form of shopping. The size of such zones and the retail floor space permitted are controlled so that they complement rather than compete with the C B D. These zones have a trading catchment radius of approximately 800m thus being within walking distance of many residences and minimising the need for public transport. Other community facilities such as church centres, halls, medical centres and taverns could be established within or close by these new zones.

The new zones have a parking requirement of 6 car parking spaces per 100 square metres of floor space. Site development plans are required to be submitted and to obtain the specific approval of Council and the total gross retail floor areas are to not exceed:

Redwoodtown	-	2300m ²
Springlands	-	1600m ²
Wither Farm	-	1200m ²
Riversdale	-	700m ²

- (iii) The retention as viable local shopping zones of only the remaining previous Commercial 1 zones, each having a trade radius of approximately 400m being a comfortable walking distance from any residence.

The report "Commercial Land in Blenheim" dated 11 May 1978 outlines the reasons for the evolution of the above policies. The aim was to achieve figures for retail floor

space per person of 8 square feet in the Central Business District (Commercial 2 and Commercial 3 zones) after taking into account the regional nature of the C.B.D., and 4 square feet in the suburbs, (Commercial 1 and Commercial 1A zones) by the end of the nominal 20 year planning period. The report assumed the need for more Commercial facilities in the suburban areas but mainly reconstructions of older buildings occurring in the C.B.D. The conclusions reached are shown in the following summary:-

Commercial Areas	Retail Floor Area	Square Feet Per Person	
	1976	1997	Aim for 1997
Central Business District	12.3	8.4	8
Neighbourhood and Local	3.1	3.9	4
	15.4	12.3	12

Thus the aim would be almost exactly achieved if the above policies are adhered to and the population reaches that of the projections.

4.3.3 Provision: Areas zoned in the Review excluding designated land, together with analysis of the Central Business District and Suburban Commercial areas are shown below:-

Commercial 1 Zone	1.0ha
Commercial 1A Zone	1.3ha
Commercial 2 Zone	9.1ha
Commercial 3 Zone	7.6ha
Total of Commercial Zoned Areas	19.0ha

Central Business District Analysis

Analysing the Valuation Department's Land Use Data dated 30/11/77 (excluding designated land) and in terms of the zonings for this review gives the following results:-

Floor Areas in Square Metres

Type	Commercial 3 Zone	Commercial 2 Zone	Total
Retail Outlets	37550	5300	42850
Offices	7150	7150	14300
Public Accommodation	8300	5500	13800
Industrial including motorvehicle Garages	3150	9400	12550
Services including Entertainment Etc	5250	2700	7950
Existing Use Residential	0	1250	1250
	61400	31300	92700
Zone Areas This Review	7.6 ha	9.1 ha	16.7 ha
Floor Area Ratio	0.81	0.34	0.56

Suburban Commercial Areas Analysis

	Commercial 1A Zone	Commercial 1 Zone
Floor area 30/11/77	2750m ²	2850m ²
Site Area 30/11/77	0.75ha	1.1ha
Floor Area Ratio	0.37	0.26
Expected Maximum Floor Area 1997	5800m ²	4000m ²
Zone Area This Review	1.3ha	1.0ha
Floor Area Ratio	0.45	0.40

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(iv)

Objectives and Policies

1. To allow the block bounded by Main Street, Freswick Street, Kinross Street and the railway (including the small area of legal road to the south of Main Street) to be developed for vehicle orientated retail activity
2. To ensure the effective and safe movement of all vehicle access to and from the site via Freswick Street.
3. To produce buildings and site development to a high visual standard especially along Main Street.
4. To set performance standards that will ensure that all adverse environmental impacts are negligible.
5. To ensure that the development does not adversely affect the safe and efficient operation of State Highway One.
6. To ensure the adequate provision of commercial facilities at the central, the neighbourhood and the local level, while recognising that at the central level some accommodation must be made for vehicular orientated retailing so that the emphasis on a pedestrian orientated environment in the principal commercial area can be maintained and enhanced.

(v)

Explanations

The Freswick site has been identified as the only presently available site of the required area and location suitable for a supermarket and a fast food outlet. It is considered that these vehicle orientated activities do not fit comfortably in the Central Business District. In the case of supermarkets, because of the need to convey bulky goods into the supermarket and the need for shoppers to take bulky goods and package to nearby vehicles. It is anticipated that this activity area will complement retail activities in the central area and allow better utilisation of present parking spaces. The Central Business Area policy is orientated towards pedestrians and comparison type shopping. Freswick Street meets a vehicle orientated demand for convenience goods.

4.3.3

Provision: Area zoned in the Review excluding designated land, together with analysis of the Central Business District and Suburban Commercial areas are shown below :-

Commercial 1 Zone	1.0 ha
Commercial 1A Zone	1.6 ha
Commercial 2 Zone	9.1 ha
Commercial 3 Zone	<u>7.6 ha</u>
Total of Commercial Zoned Areas	19.0 ha

Central Business District Analysis

Analysing the Valuation Department's Land Use Data dated 30/11/77 (excluding designated land) and in terms of the zonings of this review gives the following results :-

-AN CHANGE 9/1/19

Floor Area in Square Metres

Type	Commercial 3 Zone	Commercial 2 Zone	Total
Retail Outlets	37550	5300	42850
Offices	7150	7150	14300
Public Accommodation	8300	5500	13800
Industrial including motor vehicle garages	3150	9400	12550
Services including Entertainment Etc	5250	2700	7950
Existing use Residential	0	1250	1250
	61400	31300	92700
Zone Areas This Review	7.6 ha	9.1 ha	16.7 ha
Floor Area Ratio	0.81	0.34	0.56

Suburban Commercial Areas Analysis

	Commercial 1A Zone	Commercial 1 Zone
Floor area 30/11/77	2750m ²	2850m ²
Site Area 30/11/77	0.75 ha	1.1 ha
Floor Area Ratio	0.37	0.26
Expected Maximum Floor Area 1997	5800m ²	4000m ²
Zone Area at 30/8/93	1.6 ha	1.0 ha
Floor Area Ratio	0.45	0.40

- 4.3.4 Development Controls: The development controls are mainly similar to those in the 1972 scheme. Commercial 1A Zones require the approval by the Council of a current Site Development Plan or Plans.
- 4.3.5 Programming: No additional zoning is likely to be necessary in the 20 year nominal planning period. The only zoned land not built on at all yet is the new CIA zone to the south of Wither Road.
- 4.4 Industrial and Home Employment Activities
- 4.4.1 Objective: To ensure the adequate provision of industrial areas and that acceptable standards are set and met in those areas.
- 4.4.2 Policies:
- (i) To actively encourage by all available means the growth of job opportunities concurrently with the growth of the Borough.
 - (ii) To co-operate closely with the Marlborough County Council so that industrial zones in the Borough and the County are complementary. The intention is that industries e.g. heavy or noxious which cannot be provided for in the Borough, are encouraged to establish in zones provided for the purpose in the County where essential services are available. This policy applies particularly to the Industrial Estate in the County at Riverlands.
 - (iii) To set performance standards so that industries which could have a potential for causing pollution - of the underground water resources by surface flows both by stormwater and effluent discharges, or of the atmosphere by smoke, or from noise-will be adequately controlled.
 - (iv) To rectify the shortfall in the present provision of industrially zoned land by the extensions and new locations as shown on the map in Appendix C of this Statement.
 - (v) To introduce zonings for suburban light industrial parks by Industrial 3 (I3) zones in Witherlea and Redwoodtown to extend local employment opportunities in those neighbourhoods and to introduce provisions for lighter Home Employment (HE) Zones which can be utilised following scheme changes.
 - (vi) To set increased standards for landscaping and visual amenities in the industrial zones.

- (vii) To make it clear that the sale of certain goods and bulky materials associated with service and other industries is permitted e.g. building supplies, boats and marine equipment and goods manufactured on the site.

4.4.3 Provision: The report "Industrial Land in the Blenheim Main Urban Area", dated 28 April 1978, established the necessity for 120 hectares of land within the Blenheim Main Urban Area for industrial purposes by the end of the nominal 20 year planning period, 60 hectares of which being within the Borough and 60 hectares within the County portions. The Council decision of 24 May 1978 together with the decisions on objections which were allowed gives the following results:-

Land zoned Industrial in the 1972 District Scheme (excluding designated land)	44.6ha
Additional area zoned in this Review	5.3ha
Total area Zoned in this (First) Review	49.9ha
Additional area needed in the future (Second) Review	10.1ha
	<u>60.0 ha</u>

The areas of the industrial zones and analysis of the Valuation Department's Land Use Data of 30/11/77 (excluding designated land) are as follows:-

	Areas in Hectares				Total
	I1	I2	I3	HE	
Improved Industrial	15.6 68%	16.0 72%	1.0 21%		32.6 66%
Vacant Industrial	2.5 11%	1.8 8%	3.8 79%		8.1 16%
Non-Conforming e.g. Residential	4.7 21%	4.5 20%	0%		9.2 18%
Total Zoned Areas this Review	22.8 100%	22.3 100%	4.8 100%		49.9 100%

4.4.4 Development Controls: The development controls are not only by way of Appendices listing noxious or dangerous and objectionable industries, but also by way of performance standards in relation to noise and glare. NZS 6802:1977 was consulted in relation to the assessment of noise in the environment and the setting of standards. Where standards are prescribed the methods of measuring noise shall be undertaken as set out in NZS 6801:1977.

PLAN
CHANGE
Bill 19

4.3.4 Deleted

4.3.5 Programming : No additional zoning is likely to be necessary in the 20 year normal planning period. The only zoned land not built on at all yet is under the new CIA zone to the south of Wither Road.

4.4 Industrial and Home Employment Activities

4.4.1 Objective: To ensure the adequate provision of industrial areas and that acceptable standards are set and met in those areas.

4.4.2 Policies:

- (i) To actively encourage by all available means the growth of job opportunities concurrently with the growth of the Borough.
- (ii) To co-operate closely with the Marlborough County Council so that industrial zones in the Borough and the County are complementary. The intention is that industries e.g. heavy or noxious which cannot be provided for in the Borough, are encouraged to establish in zones provided for the purpose in the County where essential services are available. This policy applies particularly to the Industrial Estate in the County at Riverlands.
- (iii) To set performance standards so that industries which could have a potential for causing pollution - of the underground water resources by surface flows both by stormwater and effluent discharges, or of the atmosphere by smoke, or from noise - will be adequately controlled.
- (iv) To rectify the shortfall in the present provision of industrially zoned land by the extensions and new locations as shown on the map in Appendix C of this Statement.
- (v) To introduce zonings for suburban light industrial parks by Industrial 3 (I3) zones in Witherlea and Redwoodtown to extend local employment opportunities in those neighbourhoods and to introduce provisions for lighter Home Employment (HE) Zones which can be utilised following scheme changes.
- (vi) To set increased standards for landscaping and visual amenities in the industrial zones.

Plan Change
91/21

ACTIVITIES CLAUSE 4

- (vii) To allow service and other industries established as of right to sell goods directly associated with those activities. It is also proposed to allow the establishment of retailing activities by way of Conditional Use procedures where it can be shown that the overall integrity of the Central Business Resource is not unduly threatened.

4.4.3 Provision: The report "Industrial Land in the Blenheim Main Urban Area", dated 28 April 1978, established the necessity for 120 hectares of land within the Blenheim Main Urban Area for industrial purposes by the end of the nominal 20 year planning period, 60 hectares of which being within the Borough and 60 hectares within the County portions. The Council decision of 24 May 1978 together with the decisions on objections which were allowed gives the following results :-

Land zoned Industrial in the 1972 District Scheme (excluding designated land)	44.6 ha
Additional area zoned in this Review	<u>5.3 ha</u>
Total area zoned in this (First) Review	49.9 ha
Additional area needed in the future (Second) Review	<u>10.1 ha</u>
	60.0 ha

The areas of the industrial zones and analysis of the Valuation Department's Land Use Data of 30/11/77 (excluding designated land) are as follows :-

Areas in Hectares

	I1	I2	I3	HE	TOTAL
Improved Industrial	15.6 68%	16.0 72%	1.0 21%		32.6 66%
Vacant Industrial	2.5 11%	1.8 8%	3.8 79%		8.1 16%
Non-Conforming e.g. Residential	4.7 21%	4.5 20%	0%		9.2 18%
Total Zoned Areas this Review	22.8 100%	22.3 100%	4.8 100%		49.9 100%

4.4.4 Development Controls: The development controls are not only by way of Appendices listing noxious or dangerous and objectionable industries, but also by way of performance standards in relation to noise and glare. NZS 6802:1977 was consulted in relation to the assessment of noise in the environment and the setting of standards. Where standards are prescribed the methods of measuring noise shall be undertaken as set out in NZS 6801:1977.

4.4.5 Programming: As stated in Clause 4.4.3 another 10.1ha of industrial land is needed to be zoned in the Second Review of the District Scheme. This programming takes into account Policy (ii) in Clause 4.4.2, that the development within the Borough is complementary to that continuing in the Marlborough County at Riverlands.

4.5 Recreational Activities

4.5.1 Objective: To ensure the adequate provision of reserves for both active or sporting, and passive or informal, recreation including multiple uses throughout the Borough at a minimum rate of 4 hectares per 1000 population.

4.5.2 Policies:

- (i) Where there is no existing or proposed larger district or neighbourhood Reserve within a radius of 400m to ensure that in newly subdivided areas every 100 lots have at least one developed childrens play area, having a size of about 2000m². The development of these reserves would include the provision of earth mounds, logs, shrubs, etc. and a place to sit in the shade and sun for parents and the elderly.
- (ii) To liaise with the schools in the various neighbourhoods to encourage multiple and community use of school playing fields and buildings and the provision of adventure playgrounds.
- (iii) To liaise with sporting bodies in order to endeavour to meet their needs for sportsgrounds on existing or new reserves on a district wide basis.
- (iv) To maintain the existing passive reserve areas and to set aside more land as open space and green areas in appropriate locations.
- (v) To provide walkways and/or cycleways in and linking reserve areas such as alongside the Taylor River, the Opawa River and in the Wither Hills and to provide horse riding trails in appropriate locations.
- (vi) To enhance all reserve areas.
See also Clause 7 Reserves Policy.

4.5.3 Provision: Recreation 1 and Recreation 2 Zonings are introduced each with ordinances instead of the previous system of reserves having underlying residential zonings. Land subject to the Reserves Act 1977 is designated as public works on the planning maps as either Reserve (Recreation) or Reserve (Local Purpose) as appropriate. It is emphasised that these designations are not the classifications which will have to be made pursuant to the Reserves Act 1977 but the former are likely to be compatible with the latter. The designation (Recreation) refers to open space land

used mainly for outdoor sports and recreational activities. The designation (Local Purpose) refers to sites for community organisations.

Analysis in hectares of the land on the Planning Maps either zoned Recreation 1 or 2, and designated Recreation with an Underlying River Protection zoning (listed as Recreation 1), gives the following results:-

Land Owned By Council			Land Being Obtained by Council	
Map	Rec 1	Rec 2	Rec 1	Rec 2
M1	2.0	0.1	1.7	
M2	3.1	24.5		
M3 and M3a	1.2	2.0		0.2
M4	0.3	8.4		
M5	0.4	15.3	0.5	
M6	5.6	9.2	1.0	4.0
Column Totals	12.6	59.5	3.2	4.2
Sub Totals	72.1		7.4	
Grand Total	79.5ha			

With the current population being approximately 17.5 thousand, the reserves requirement at the rate of 4 hectares per thousand people equates to 70 hectares against the total current ownership of 72.1 hectares. However over 3 hectares of Recreation Zoned land is held in fee-simple and some reserves e.g. Pollard Park serve a regional-type function as well. While reserves have always been well provided for, it cannot be said that Council is now over-provided with reserve land.

The grand total area of 79.5 hectares would satisfy a population of about 20 thousand people.

As the population in the Borough's district can accommodate at least 25 thousand people (Clause 2.1.7) approximately 20 hectares more reserves land will eventually be needed.

Private Sports Grounds are not included in the above totals but these are specifically identified on the Planning Maps pursuant to S.73 of the Act.

Also much of the other land in the River Protection Zone has an increasingly valuable potential for recreational purposes.

4.5.4 Development Controls: Only one principal recreation building may be sited as of right on any Reserve in the Recreation 2 Zone in order that those reserves may be read as open space.

Management plans for Reserves (Recreation) will be prepared in due course as required by S.41 of the Reserves Act 1977.

The leasing powers in respect of Recreation Reserves and in respect of Local Purposes Reserves are set out in the Reserves Act 1977 and leasing proposals require procedures under that Act as well as reference to the District Scheme and/or procedures under the Town and Country Planning Act 1977.

4.5.5 Programming: As deduced under Clause 4.5.3, 20 hectares more reserves land than that shown on the Planning Maps will eventually be needed. This land will be largely obtained within the Subdivisional blocks or by purchases of other land, having regard to the policies in Clauses 4.5.2 and 7 and to S.288 of the Local Government Act 1974 in respect of the use of monetary reserves contributions.

4.6 Community Services Activities

4.6.1 Objective: To seek the advice of public and private bodies in order to make provision for the use of land for community services.

4.6.2 Policies:

- (i) To receive advice from the Minister of Works and Development, regarding provision to be made for land and buildings to be used for Government purposes.
- (ii) To receive advice from local authorities having jurisdiction in the area regarding provision to be made for land and buildings to be used for public purposes e.g. hospitals, schools, civic and community buildings, housing for the elderly etc.
- (iii) To receive advice from organisations regarding provision to be made for any purpose other than a public work e.g. racecourse, sports clubs, camping grounds, theatres and cultural buildings, archive depositories and museums, church centres etc.
- (iv) To designate or identify land and buildings as required and appropriate.
- (v) Where appropriate, to zone land for Community Facilities and thereby encourage facilities to be grouped together with consequential benefits of easy access, convenient location, and the possibility of shared facilities.

4.6.3 Provision: Having received advice from Government Departments, public works, such as those of the New Zealand Post Office and the New Zealand Railways are designated on the planning maps.

Similarly upon advice from local authorities such as the Marlborough Hospital Board, the Marlborough Catchment Board and Regional Water Board, the Wellington Education Board and the Marlborough Electric Power Board, their public works have been designated on the planning maps.

The Blenheim Borough Council's own public works e.g. Civic Buildings, Works Depot, Car Parks and Housing for the Elderly are designated on the planning maps.

As mentioned in Clause 4.5.3 private uses of value to the community e.g. sports grounds and open spaces are specifically identified on the planning maps pursuant to Section 73 of the Act.

4.6.4 Development Controls: As provided in Ordinance . . . Outline plans of works on designated land are required to be preliminarily submitted to and considered by the Council.

4.6.5 Programming: Notifications about land required to be designated for public works can be made at times other than at review periods and such notifications would then be processed as changes to the Scheme.

Pursuant to Section 118A(1) of the Town and Country Planning Act 1977 (as inserted by Section 246 of the Public Works Act 1981) certain designations were deemed to have been removed. Included in these was the designation "B.B.C. Civic" on Planning Maps M3 and M3a on the property at 2 Seymour Street. Council had already agreed not to require this property during the lifetime of the present owners or until they sought to dispose of it.

4.7 Other Activities

4.7.1 Rural

4.7.1.1 Provision: The previous rural zone to the east of Stuart Street is retained and of the land within the 1974 extensions, that part of the east of the Refuse Disposal site and also on the Wither Hills are zoned Rural. These zonings will permit existing farming operations to continue.

4.7.1.2 Development Controls: These are set out in the Code of Ordinances and it should be noted that dwellinghouses are not a permitted use and that further subdivision of land is not permitted.

4.7.1.3 Programming: Scheme Change 85/1 identifies that land to the South of the Borough, currently used for rural purposes, which is suitable for urban development. This land is identified on the planning maps as "Future Residential". Development of this land will occur in stages, preceded by a scheme change. No scheme change will be initiated for a proposed subdivision of less than 15 allotments.

Scheme
Change
85/1

1.3.83
3.3.86

4.7.2 River Protection

4.7.2.1 Provision: The previous River Protection zone is retained and also extended into the 1974 extension areas to the west. This zone is defined by flood protection stopbanks and flood protection walls along the Taylor and Opawa Rivers. The land is generally under direct control of the Catchment Board, though some is in private ownership. The area is increasingly being made available and used for recreational purposes, and as such is an asset to the town.

Scheme
Change
85/1

The River Protection Zone has by scheme change 85/1 been extended to include the flood channel and associated works in the Solar Heights area. The flood channel in particular has some potential for use for recreation purposes.

4.7.2.2 Development Controls: Compliance with the Bylaws of the Marlborough Catchment Board is necessary for any permitted use and the erection of buildings in this Zone requires the specific approval of the board and the granting of a conditional use application.

4.7.2.3 Programming: If necessary the Marlborough Catchment Board can at any time notify the Council of further requirements in respect of its public works and such notification would then be processed as changes to the scheme.

4.7.2.4 R.J. and P.A.P. Ballinger Property, Budge Street: The following provisions were merged in the scheme by Variation 81/3 and affect only the property of R.J. and P.A.P. Ballinger, Budge Street:-

- a) The boundary between the River Protection Zone and the Residential 2 Zone is the river edge of the crest of the existing stopbank.
- b) The level of the crest of the stopbank shall be no lower than the design stopbank level shown on the Marlborough Catchment Board's Plan No. 431.
- c) That shall be no interference with the riverside batter of the existing stopbank.
- d) When the property is subdivided approval of the scheme plan will be subject to conditions that:- the inside face of the stopbank shall be reconstructed to the satisfaction of the Chief Engineer of the Marlborough Catchment Board in compliance with the details shown on the Marlborough Catchment Board's drawing recorded as BBC Plan No. 6/211, and suitable easements or agreements shall be provided at the subdividers' cost, and to the satisfaction of the Marlborough Catchment Board, on each title to ensure the integrity of the flood protection system.