

MARLBOROUGH
DISTRICT COUNCIL

WAIRAU PLAINS SECTION

DISTRICT SCHEME

TOWN AND COUNTRY PLANNING ACT 1977

WAIRAU PLAINS SECTION

NOTE

The Planning Tribunal consented to the approval of the Wairau Plains District Scheme subject to two exceptions as follows : -

- (a) Ordinance IV - Amenities Clause 602
' Outdoor Advertising '
- (b) The zoning of the land the subject of Appeal N° 811/88 being all the land comprised in C.T. 4C/795 Marlborough Registry.

The matter under (a) above has been dealt with by way of a Scheme Variation and all statutory procedures completed. The revised Ordinance and the associated Scheme Statement are incorporated into this document, the matters relating to (b) have not been resolved at the time of adoption of the Reviewed Scheme being the 4th October 1990.

7/04/05

Review of the District Planning Scheme prepared under the provisions of the Town and Country Planning Act 1977.

Review Number 1 - Wairau Plains Section

Certified a true and correct copy of the Wairau Plains Section District Planning Scheme approved by resolution of the Marlborough District Council on 4 October 1990.

The Planning Tribunal have by an Order pursuant to Section 52(1)(b) of the Town and Country Planning Act 1977 approved the scheme review subject to the following exceptions:-

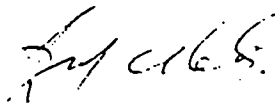
- (a) Ordinance IV - Amenities Clause 602, Outdoor Advertising.
- (b) The zoning of the Land subject of Appeal No. 811/88 being all the land comprised in Certificate of Title 4C/795 Marlborough Registry.

The Order being dated 9th November 1989.

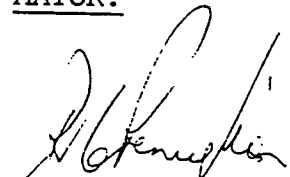
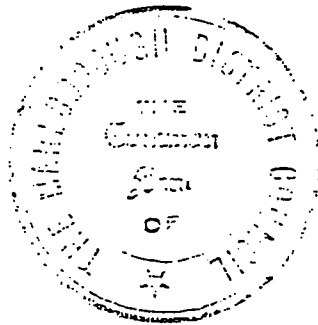


R.C. PENINGTON,
GENERAL MANAGER.

The Common Seal of the Marlborough District Council was hereunto affixed this 4th day of October 1990 in the presence of:-



L.F. MCKENDRY,
MAYOR.



R.C. PENINGTON,
GENERAL MANAGER.

Date Operative 25.10.90

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SCHEME STATEMENTS100 INTRODUCTIONS101 Obligation to Provide District Scheme

Section 38 of the Town and Country Planning Act 1977 requires that every Council shall prepare and make operative a District Scheme for its District.

S102 Review of District Scheme

Council is required to Review its District Scheme every five years and is required to review the Marlborough Division and Awatere Division District Schemes prior to May 1987 and May 1988 respectively.

S103 Provision of District Scheme by Sections

The Marlborough County Council in reviewing its District Schemes for the Marlborough Division and the Awatere Division has decided to prepare a District Scheme in Sections as authorised under Section 41 of the Town and Country Planning Act 1977.

S104 District Scheme Sections - Marlborough County

The Marlborough County district has an area of 1,004,968 hectares. Because Council's objectives and policies will vary considerably within that area and because of differing physical characteristics, it has been decided to review the District Scheme in three Sections as follows :-

1. The Wairau Plains Section
2. The Marlborough Sounds Section
3. The Remainder of the County to be called the Marlborough Section.

S105 The Wairau Plains Section

This Scheme Statement, together with the Code of Ordinances, the District Planning Maps and the enlarged scale maps showing detail where required comprise the Wairau Plains Section of the District Scheme Review.

S106 Purpose of District Planning

The general purpose of district planning is set out in Section 4(1) of the Town and Country Planning Act 1977 as -

"....The wise use and management of the resources, and the direction and control of development of a district 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 district"

The Wairau Plains Section of the District Scheme Review seeks to achieve these purposes.

S107 Matters of National Importance

The matters of national importance are set-out in Section 3 of the Town and Country Planning Act 1977 and the Wairau Plains Section of the District Scheme Review recognises and provides for these matters where they are relevant to the Wairau Plains.

S108 The Planning Period

Traditionally District Schemes have covered a 20 year period although District Schemes must be reviewed every 5 years. This Scheme provides for the anticipated development over a 5 year period and provides a guide to development for a 20 year planning period.

S109 Relationship to Bylaws

Where the provisions of this District Scheme are inconsistent with the provisions of any Council Bylaw for the time being in force, the provisions of this District Scheme shall prevail.

Where the provisions of District Scheme differ from the provisions of the Marlborough Catchment Board's Watercourse Bylaw, which applies to all watercourses within the Wairau Plains, compliance with both the Scheme and the Board's Bylaw will be necessary.

Within those parts of the rural zones subject to the Marlborough Catchment Board Fire Bylaw, all uses will, of course, be subject to that Bylaw.

S110 Relationship to Regional Planning Scheme

1. The Marlborough United Council has prepared Section One of the Regional Planning Scheme and the Scheme which has been approved by Government became effective as from 30th September 1982.
2. Section 17 of the Town and Country Planning Act 1977 requires Council to :-
 - i) Adhere to the provisions of the Approved Regional Planning Scheme
 - ii) The District Scheme when operative shall give effect to the provisions of the Approved Regional Planning Scheme.
 - iii) In the event of conflict between the provisions of the Approved Regional Planning Scheme and an Operative District Scheme the provisions of the Regional Scheme shall generally prevail.

S200 ZONE STATEMENTSS210 RURAL AS211 Farming Horticulture and Viticulture

1. On the area defined as the Wairau Plains which includes the prime soils and the main settlement areas, the primary land use is farming.
2. The versatility of the soils and their potential productivity are such that they should be protected for the benefit of both the local and national interest.
3. Council's policy emphasises that land on the Wairau Plains should be retained for productive use.

S212 Forestry

1. Commercial forestry is not considered an appropriate land use on soils having land use capability Class I, II, III and IV. This is because those classes of soil are limited in extent and should be protected.
2. Provision has however, been made for protection and amenity forestry including farm shelter belts as these uses are unlikely to adversely affect Council's aim of protecting the better soils.
3. Adequate areas for commercial forestry are available outside the Wairau Plains area.

S213 Road-Side Stalls

1. Direct selling of agricultural, viticultural or horticultural produce and craft goods is both of economic importance to the producers and expected by the public. The District Scheme provides in the Ordinances for that activity to be carried out with certain restrictions where a property fronts certain roads.
2. When a producer makes formal arrangements for sale of goods by either advertising their availability or setting aside a display area then the provisions of the Ordinances for stalls shall be observed.
3. Provision is made in the Ordinances for the bringing in of goods to either supplement the range of produce for sale or to extend the period of availability. It is intended that these provisions will cover only agricultural, viticultural or horticultural produce, further, a notified application must be made to Council and a consent obtained before sales are commenced.
4. Where the access to the sale point is from either Rapaura Road or a major arterial road a notified planning application must be made to Council and a consent obtained before sales are commenced.

S214 Reserves

1. Provision has been made for reserves having recreational natural or scenic values. These should be maintained and extended and therefore are included as permitted uses within the zone.
2. Specific provision has been made for private recreation grounds and maraes as set out in the Ordinance.

S215 Residential Buildings

1. Provision has been made to allow existing dwellinghouses to be replaced and to allow the erection of a dwellinghouse on land with a separate certificate of title in existence as at 25th June 1982 being the date Council introduced a Scheme Change which relaxed the provisions relating to the erection of dwellinghouses in Rural Zones. Controls relating to site development are included in the Ordinances.
2. Residential buildings, including dwellinghouses are provided for where such buildings are accessory to the uses permitted as of right or uses which have been approved by Council.
3. Where more than one dwellinghouse is proposed on any one property Council will need to be satisfied that the dwellings are required for the proper operation of the land in terms of its productive potential.
4. Further provision has been made to enable a dwellinghouse to be erected on allotments created by a subdivision under the Local Government Act 1974 or for use by relatives of the landowner.

S216 Conditional Uses

1. A wide range of uses has been included as conditional in the zone. Such uses are intended to cater for the travelling public, provide tourist facilities and service the rural community.

S217 Subdivision

1. As a general rule Council will not permit new or residual sites to be created where such sites are not capable of utilising the productive potential of the land. Council has reserved the right to depart from that general rule in cases where to do so would increase the productive output of the land and would not undermine the Council's policy of preserving the long term productive potential of high quality land.

2. In determining whether any new or residual site is capable of being operated in a manner that will properly utilise the productive potential of the land, Council will consider not only traditional farming activities but also viticulture, horticulture and other intensive farming operations.
3. In most cases Council expects the minimum area of subdivision to be 8 hectares for these types of farming operations. This does not mean that Council will not approve subdivisions below this standard, but in most cases the subdivider will require to comply with notified application procedures for a conditional use.
4. In some cases Council will need to be satisfied that any new or residual site will be used for the intensive farming activities that were put forward as a justification for the subdivision. In those cases Council may require the subdivider or a person to whom a subdivided site is sold to enter into a bond. Alternatively, Council may specify some other means or conditions to ensure that the activity is in fact established.
5. Subdivisions which are primarily for residential purposes will not be permitted.
6. Subdivision for public utilities will be permitted and no minimum area for such subdivision has been stated.

S218 Maraes

1. Provision is made for maraes within the Zone to enable those with a cultural affinity with one another and the district at large to share their common interests. While facilities on maraes will be operated and used by those having an immediate interest in them it can be expected that from time to time a broad cross-section of the community will meet on maraes for various cultural and social purposes.
2. Within the general provisions of the Zone Ordinances traditional forms of building development that enable people to meet and promote traditional skills and the learning of new skills will establish. There will be buildings for catering, recreation and general amenities as well as accommodation for the elderly. In its fullest extent a marae will take on the aspects of the traditional Pa.
3. The Wairau Pa and Ngatirarua Marae have not developed to the same extent that the Omaka Marae has. Within the constraints of the Ordinances in respect of Bulk and Location, the provision of facilities could, however, be expected to follow similar lines.

S220 RURAL B ZONES221 Permitted Uses

1. A special zone has been created to accommodate sewerage disposal plants and land irrigation systems which are to be provided and used by a major industry.
2. The Rural B Zone will cover land at Hardings Road used by Waitaki N.Z. Refrigerating Limited and the Blenheim Borough Council for effluent disposal.
3. Effluent disposal will be a use permitted as of right in the zone, and all the uses normally permitted in the Rural A zone will also be permitted in the Rural B zone provided they can be integrated with the primary function of the Rural B zone.

S222 Subdivision

1. The Council's policy is that there shall be no subdivision of land so that the land is protected for the permitted uses.

S230 FLOODWAY ZONES231 Permitted Uses

1. The Wairau Plains have a history of flooding which has prompted extensive control measures. Land zoned as Floodway generally includes the control structures, the flood protection stopbanks, the flood berm and the river channel. These areas need to be strictly controlled to ensure their efficient operation.
2. Most of the land zoned as Floodway is under the control of the Marlborough Catchment Board, although some is privately owned. Compliance with the Board's Bylaws is necessary for any use permitted as of right. The erection of buildings within the zone requires the specific approval of the Board and a conditional use consent.
3. Parts of the zone are being used for recreational purposes though the full potential of this has yet to be realised.
4. The Floodway Zone has been identified following consultation with the Marlborough Catchment Board and the Council will promote by way of Scheme Change alterations and additions to that zone as notified by the Board from time to time.

S232 Subdivision

1. The Council's policy for land subdivision is the same as that which applies to the Rural A zone, however, in each case Council will seek and consider submissions from the Marlborough Catchment Board.

S240 RESIDENTIAL ZONES241 Purpose

1. Within the Wairau Plains Section land has been zoned for residential purposes at Riverlands, Burleigh, Rapaura, Hammerich's Road, Waipuna Street, Spring Creek and Grovetown. The basic objective of those residential zones is to recognise the existing situation and provide for limited development.

S242 Renwick Township

Land has been zoned at Renwick which has the potential for increased residential development and it may be necessary for further land to be zoned accordingly in the future. It is proposed that should such a zoning occur, it would be confined to areas southward of the upper terrace above flood levels. The basic objectives of the residential zone at Renwick are :

1. To ensure that adequate provision is made for further residential development.
2. As far as practicable to prevent encroachment of such development onto land of value for primary production.
3. To promote closer settlement while at the same time maintaining the residential services.
4. To promote recreational, social, spiritual and cultural facilities appropriate to the zone.
5. The Council will keep under review the necessity and desirability of installing a public sewerage reticulation system in Renwick.

S243 Subdivision

Subdivisional standards have been included within the Ordinances and relate to uses permitted as of right within the zone.

S250 SERVICE ZONES251 Purpose

The Wairau Plains Service Zone provides primarily for activities that service the surrounding rural and residential areas and consists mainly of existing shops and other commercial enterprises. Existing facilities at Spring Creek, Grovetown and Burleigh have been zoned to cater for local needs. Existing businesses can therefore operate and expand within the Service Zone requirements.

S252 Renwick Township

In Renwick township provision has been made for the expansion of existing facilities as the population of the township increases. At subsequent reviews of the District Scheme it may be necessary to provide further land to accommodate additional enterprises.

S253 Subdivision

Subdivisional standards have been included within the Ordinances and relate to uses permitted as of right within the zone.

S260 INDUSTRIAL ZONES261 General

Within the Wairau Plains Division four separate areas have been zoned for industrial purposes. Although Council's policy is different for each of the four areas, collectively they are known as the Wairau Plains Industrial Zone. The four areas are named as follows :

1. Burleigh Industrial Area
2. Waitaki N.Z. Refrigerating Ltd Area
3. Riverlands Meat Co. Limited Area
4. Riverlands Industrial Estate Area

Each of the above areas is defined on the Planning Maps and the Scheme Statement and Ordinances differ in respect of each area.

S262 Burleigh Industrial Area

1. The industrial zone at Burleigh covers a considerable land area. This area contains two principal industries namely, a light engineering workshop and activities associated with timber processing.
2. Burleigh has developed and will continue to develop for residential, recreational and rural-residential purposes around the existing industrial area. Land uses which are incompatible with the existing and future amenities of the area should not be established.

3. Council considers it unduly restrictive and unnecessary to restrict any new industrial development. It recognises that such uses should be examined critically bearing in mind that the area is unserviced and adjacent to the Taylor River.
4. Because of the matters referred to above, Council has limited the uses that can establish as of right, has imposed subdivisional standards that will create a low density development and has set performance standards to ensure a high standard of development.

S263 Waitaki N.Z. Refrigerating Ltd Area

Approximately 40 hectares of land at Fifteen Valley has been zoned Industrial. The purpose of the zone is to permit Waitaki N.Z. Refrigerating Ltd to operate and expand its freezing works within the framework of the Code of Ordinances.

S264 Riverlands Meat Co. Ltd Area

The land indicated in this area was formerly occupied by the Blenheim Borough Council abattoirs and the land has been zoned Industrial to permit the established meat works to operate and expand as a use permitted as of right.

S265 Riverlands Industrial Estate Area

1. A considerable area has been zoned Industrial at Riverlands to enable new industries to become established and existing industries to expand.
2. The Council's policy is to encourage industries that cannot be accommodated within the Blenheim Borough to establish themselves at Riverlands where essential services are available.
3. While a wide range of uses will be permitted, those industries that will detrimentally affect the area's amenities, e.g. heavy or noxious industries will not be permitted.
4. The function of industries in the Wairau Plains Section is primarily one associated with the utilisation of agriculture and marine resources, and as such there has been little demand for large scale industrial sites. There is, however, a significant number of small industries servicing the community and the farming sector. It is the purpose of this area to enable such industries to establish themselves without detriment to adjacent properties or public places.

S266 Subdivision

1. As a general rule no subdivision shall be permitted in the Waitaki N.Z. Refrigerating Ltd Area and the Riverlands Meat Co. Ltd Area.
2. Subdivisional standards have been included in the Ordinances for land within the Riverlands Industrial Estate Area and the Burleigh Industrial Area.

S270 RURAL AIRPORT PROTECTION ZONE AND HEIGHT RESTRICTIONSS271 General

1. The Rural Airport Protection Zone and Height Restrictions for Woodbourne and Omaka Airports and for the VOR site on the north bank of the Wairau River mouth have been included in the District Scheme, originally as a result of submissions received from the Civil Aviation Division of the Ministry of Transport. The location of the Rural Airport Protection Zones and Protection Surfaces surrounding Woodbourne Airport is shown on District Planning Map W1. For more detailed information on permissible construction heights on any plot of land and the location of the zoning boundaries a larger map is available for inspection at the County Offices.
2. Omaka Aerodrome is a multi-vector grass airfield situated outside the south-western boundary of Blenheim Borough and is used by small aircraft only.
3. The Woodbourne Airport and the R.N.Z.A.F. Base is a combined civil/military aerodrome having a sealed runway and is situated some 6 km west of Blenheim.

S272 Omaka Aerodrome Height Restrictions

1. The area covered by the height restrictions are shown on the planning maps.
2. Take-off Climb/Approach Slopes
The take-off climb/approach slope commences at a level of 1.2 metres at the airfield boundary and for the full circumference of the airfield except in the direction of existing aerodrome buildings on the northern side of the aerodrome, and rises at a gradient of 3.3% (1 in 30) until it intercepts the horizontal surface (see Civil Aviation Plan A.M. 14375 for layout and approximate dimensions).
3. Horizontal Surface
The horizontal surface is a plane, circular in shape, with its height 45 metres above the established airfield elevation and having a radius of 2440 metres from the geographical centre of the airfield. (See Civil Aviation Plan A.M. 14375 for layout and approximate dimensions).

S273 Woodbourne Airport Height Restrictions

1. The area covered by the height restrictions are shown on the planning maps.
2. Main Runway 07/25
The main runway is 1425 metres long and 45.7 metres wide and is orientated on a bearing of 86° 00' True and has a sealed surface.
3. Main Strip
The main strip is currently 1547 metres long and contains the main runway symmetrically within it. The Ministry of Defence plans a runway extension of 150 metres bringing the total length to 1697 metres.
4. Parallel Grass Runway 07/25
Running parallel to the main sealed runway 07/25 is a grass strip of 1547 metres by 150 metres. Transitional side slopes and take-off climb/approach fans originate from this strip in the same manner as for the main runway. The close proximity of this parallel runway to the main runway means that these protection surfaces do not appear at the scale used for the planning map in Appendix II. It is, however, displayed on the larger map held at the County Offices.
5. Subsidiary Strip 10/28
The subsidiary strip is 1337 metres long and 91.4 metres wide and is orientated on a bearing of 121° 53' True.
6. Take-Off Climb/Approach Slopes
There is a take-off climb/approach slope arising at a specific gradient from the level of the lowest part of the strip. Each take-off climb/approach slope extends over a horizontal distance specified below and is symmetrically disposed about the extended centre line of the strip with its sides diverging uniformly outward at a rate of 15% (8° 32') from the corners of each strip end. In the case of the turning flight path surface a 4.57 metre step down occurs at the commencement of the turn and the whole width of the surface then continues. From this new level at a gradient of 1.6% (1 in 62.5) until the turning surface intercepts the 45.7 metres horizontal surface.
7. Main Take-Off Climb/Approach Slopes
Each of the two take-off climb/approach slopes off the main strip rises at a gradient of 1.6% (1 in 62.5) over a horizontal distance of 18000 metres. In addition there is a curved take-off climb surface with its origin at the western end of the main strip. The base line is 152.5 metres wide and extends straight ahead for a distance of 914 metres then curves right on a centre line radius of 1371 metres until it intercepts the 45.7 metres horizontal surface. The slope of this surface has a gradient of 1.6% (1 in 62.50). From point of commence of turn, there is a 4.571 metre vertical step down across the full width of the fan and the gradient then continue on from this lower level at 1.6%.

8. Subsidiary Strip Take-Off Climb/Approach Slopes
Each of the two take-off climb/approach slopes off the subsidiary strip rises at a gradient of 2% (1 in 50) over a horizontal distance of 18000 metres.
9. Transitional Slopes
These extend upwards and outwards from both the sides of each approach slope and the length of the strip edge, rising at a gradient of 14.3% (1 in 7) to intercept the horizontal surface.
10. Horizontal Surface
The horizontal surface is a horizontal plane, with a height of 45.7 metres above the established airport datum and extending 4000 metres from all four sides of the strip edge.

Where ground rises so that it penetrates or becomes close to the horizontal surface, then, with the written permission of the Director of Civil Aviation, this surface may be adjusted in conformity with the ground so as to provide a vertical clearance of 10 metres above ground level.

11. Conical Surface
The conical surface extends from the periphery of the horizontal surface upwards and outwards at a slope of 2.5% until a height of 152 metres above the airfield datum is reached. Where ground rises so that it penetrates or becomes close to the conical surface then this surface may, with the written permission of the Director of Civil Aviation, be adjusted in conformity with the ground so as to provide vertical clearance of 10 metres.
12. Clearance Above Roads
So as to give proper effect to the Rural Airport Protection Zone, no new roads should be constructed where a take-off climb/approach, or a transitional slope would pass at a lower height than 4.67 metres vertically above the road.

S274 VHF Omnidirectional Radio Range (VOR) Site - Height Restrictions

1. The VOR site is near the 'BB' trig, approximately latitude 041° 29'30" south, longitude 174° 03'48" east, on the north bank of the Wairau River mouth.
2. Datum
Datum is a point midway between the 'BB' trig and the sea coast, in a N-E direction from the 'BB' trig.

S275 Rural Airport Protection Zone

1. There is a Rural Airport Protection Zone under the approach slopes to the main, the parallel main and the subsidiary strips.

2. There is a Rural Airport Protection Zone under the approach slopes to the main subsidiary strips. Each zone extends from the strip end for a distance of 1060 metres in the case of the Main Strip and for a distance of 610 metres in the case of the Subsidiary Strip.
3. Each zone comprises the whole of the area contained within the boundaries set out above, lying vertically under the associated approach slope.

S300 RESERVES

S301 Local Government Act 1974

1. Part XX of the above legislation contains certain provisions relating to the taking of reserves or reserve fund contributions where residential, commercial and industrial land is developed.
2. Section 384 requires Council to comply with the reserves policy set out in the District Scheme.

S302 Policy - Subdivisions

1. The area comprising the Wairau Plains and the townships within that area have generally sufficient reserves to provide for the recreational needs of the population. For this reason it is not generally envisaged that additional reserves will be acquired, although where the opportunity arises existing reserves may be enlarged.

S303 Policy - Developments

1. Development in relation to any land is defined under Section 271A of the Local Government Act 1974.
2. Council's authority to either impose a monetary development levy or acquire land is a discretionary one.
3. In many cases where Council can require a development levy, the developer will require Council's consent by way of the notified planning procedures. Where agreement can be reached with a developer and where the development is obviously beneficial to the district, the Council may not impose a levy but rather ensure, by way of conditions, that a high standard of development is achieved.
4. Where a development is proposed that is a use permitted as of right, the development plan will be referred to Council for consideration as to the imposition of agreed conditions or whether in such cases it is appropriate to impose a levy.

S304 Reserves - Along Areas of Water

1. Council has certain obligations and powers to ensure the vesting of reserves along areas of water are considered when a scheme plan of subdivision is lodged. Certain discretions are available to the Minister of Conservation, however, Council's responsibilities are set out in Section 289 of the Local Government Act 1974.

400 PUBLIC UTILITIES

- S401 Section 64 of the Town and Country Planning Act 1977 sets out the public utilities which shall be deemed to be uses permitted as of right throughout the district.
- S402 Local and public authorities responsible for any public utility have certain statutory requirements to follow, including advising Council of the location or proposed location of the public utility.
- S403 Every public utility that is not provided for in Section 64 of the Town and Country Planning Act 1977 shall be deemed to be a conditional use in every zone.

S500. DESIGNATED LAND AND PUBLIC WORKS

- S501 All land designated for existing or proposed public works is zoned and the zoning applicable is that within which the designated land is situated, or as notated on the Planning Maps.
- S502 The purpose of designating land for a proposed public work is to give public notice that the work is proposed to be undertaken on the land concerned.
- S503 Where designated land is in private ownership, Sections 82, 83 and 124 of the Town and Country Planning Act 1977 provide safeguards in certain circumstances.
- S504 The purpose for which land has been designated will be included in the District Scheme documents.

S600 WATER AND SOIL CONSERVATIONS601 Organisation and Function

1. One catchment authority and regional water board operate within the Wairau Plains Section, namely the Marlborough Catchment and Regional Water Board.

2. The role of the Marlborough Catchment and Regional Water Board is divided into three areas of concern :-
 - Soil conservation
 - Water conservation
 - River control and Drainage

S602 Soil Conservation

1. In relation to soil conservation the principal function of the Catchment Board is to minimise and prevent damage by flood and erosion.
2. Under the Soil Conservation and Rivers Control Act 1941, the Catchment Board have powers to make bylaws. These are wide ranging powers and are potentially more influential on farm management than District Scheme controls, and therefore individuals should approach the Marlborough Catchment and Regional Water Board for advice on soil conservation matters.

S603 Water Conservation

1. Under the Water and Soil Conservation Act 1967, the sole right to dam any river or stream, or to divert, or to take natural water, or to discharge natural water or waste into any natural water, or to use natural water, is vested in the Crown. The proviso is that it is lawful for any person to take or use any natural water that is reasonably required for domestic purposes, for stock watering, and for fire fighting purposes.
2. By the use of water rights the Marlborough Catchment and Regional Water Board seeks to maintain or enhance the quality of natural water and also to ensure that the resource is shared equitably and used wisely. In planning the use of natural water the individual should consult with the Marlborough Catchment and Regional Water Board.
3. The Marlborough Catchment & Regional Water Board are aware of areas, particularly of the southern part of Wairau Plains, where groundwater sources are known to be limited or become limited in dry seasons. In some areas the Board has prepared Water Resource Management Plans. As stated in Clause 2 above individuals proposing to use natural water should consult with the Board.

S604 River Control

1. This Scheme Statement under Section S.230 clearly sets out the objectives of the scheme and the obligations of individual land users.
2. The importance of preserving the integrity of river control structures and drainage works cannot be too highly stressed, also the obligation to be aware of the requirements of the Marlborough Catchment and Regional Water Board's Bylaws.

S605 Water Courses and their Margins

- (a) The Marlborough Catchment and Regional Water Board have Bylaws controlling the development or disturbance of land in or along watercourses. As at 11 August 1989, specific Bylaws prohibit the erection of structures and fences and the planting of trees within a distance of 7.3 metres from the banks of any watercourse.

The Board may grant dispensation or exemption from Bylaw requirements in the appropriate circumstances. To avoid conflict with the requirements of those Bylaws, landowners should confer with the Marlborough Catchment and Regional Water Board when planning any development adjacent to a watercourse.

- (b) It should be noted that Council may refuse to issue building permits where it has reason to believe that the proposed works infringe the Board's Bylaws.

S700 TRANSPORTATIONS701 Roading System

It is Council policy to ensure that the roading system within Council's district provides for the safe and efficient movement of people, goods and stock. To implement this policy, major arterial roads and minor arterial roads have been classified according to their main function. This will assist with land use and subdivision decisions, protect important traffic routes and allow the assessment of needs and priority for further investment in road works. Major arterial roads are through routes which are of national significance. Minor arterial roads are of regional significance.

Major Arterial Roads

- State Highway No. 1
- State Highway No. 6
- State Highway No. 63
- Rapaura Road

Minor Arterial Roads

- New Renwick Road
- Battys Road
- Old Renwick Road
- Alabama Road
- Jacksons Road

S702 Limited Access Roads

1. Parts of State Highways No. 1, 6, and 63 pass through the Wairau Plains. Limited Access Roads have been declared in the following sections of State Highway :
 - No. 1 - Tuamarina - Blenheim Borough
Blenheim Borough - Seventeen Valley
 - No. 6 - Blenheim Borough - Renwick
Renwick - Okaramio
 - No. 63 - Renwick - Waihopai Valley Junction
2. Where any road is declared to be a Limited Access Road, that declaration has important implications for access and development. As provided for in the Local Government Act, a Limited Access Road is not deemed to be a road providing legal frontage, except in the circumstances set forth in Section 346G of that Act.

S703 Widening of State Highways

It is National Roads Board policy to ensure that the width of roads that are State Highways are 20 metres.

Set out below are details of the effect of this policy. On receiving a scheme plan of subdivision for consideration under the Local Government Act the Council sends a copy of the plan to the Ministry of Transport if the subdivision fronts or is adjacent to the State Highway. The Ministry of Transport will advise if any road widening is required by the National Roads Board and carry out the necessary negotiation.

State Highway No. 1

1. Wairau River to Blenheim Borough boundary -- 15.09 metres from legal centre line or 30.17 metres from the near edge of the adjacent Railway Reserve whichever is applicable.
2. Blenheim Borough boundary to Co-op Drain Bridge - 10.06 metres from legal centre line or 30.17 metres from the near edge of the adjacent Railway Reserve whichever is applicable.

State Highway No. 6

1. Blenheim Borough boundary to the junction of State Highway No. 6 and State Highway No. 63 - 10.6 metres from legal centre line.
2. Blicks Road (Renwick) to Wairau River - 10.6 metres from legal centre line.

State Highway No. 63

1. Anglesea Street (Renwick) to the Waihopai River - 10.6 metres from legal centre line.

S.704 Extension of Alabama Road

Alabama Road currently provides an alternative access to the southern suburbs of Blenheim Borough. Its junction with State Highway No. 1 at "Butter Factory Corner" is not satisfactory in the medium term. It is Council policy, therefore, to ensure that Alabama Road can in the future be extended eastwards to join State Highway No. 1 a short distance to the west of the Riverlands Industrial Estate. A paper road exists at present and although there is no intention of forming it in the short term the Council will keep the matter under review in consultation with the Blenheim Borough Council and the National Roads Board.

S800 AMENITIESS801 Water Supply and Sewage Disposal

It is Council's intention, subject to financial limitations, to install piped water supplies and to provide sewerage disposal and treatment systems, in all areas where the concentration of development renders such utilities desirable.

S802 Refuse Disposal

It is Council's policy to provide land/fill refuse disposal sites. Where new sites are proposed Council will consider joint use with other local authorities.

S803 Preservation of Objects and Places

1. The preservation of objects and places of historical or scientific interest or natural beauty is a matter required to be dealt with in the District Scheme. After consideration, the Council has decided that a number of objects and places should be preserved and therefore these objects and places have been included in a Register which is required to be kept at the office of the Council.
2. The effect of the inclusion of such objects and places in the register, will be to prevent any person, including the owner of the land, from wilfully destroying, removing or damaging any registered object or place, without the written consent of the Council.

S804 Control of Advertising

1. The Ordinances provide the opportunity for enterprises operating within the Wairau Plains Section to bring attention to themselves while maintaining aesthetic and safety standards.
2. Council's Bylaw (NZS 9201 Control of Advertising Signs) for the control of Advertising Signs provides for general requirements in respect of permits, licences and general administration.

Presently, Council does not licence signs under its Bylaw. This situation will, however, be reviewed from time to time and such controls as may be appropriate would be instituted through that Bylaw.

3. (a) Council recognises that there are a number of enterprises in the urban areas of Picton and Blenheim that wish to advertise their presence and that the success of these activities contribute to the overall welfare of the District. It is of the view, however, that unrestricted advertising can have detrimental effects on the amenities of the Country-side and highway safety.

Specific requirements have been included in Ordinance III - Use Zoning under Clause 252(8) for stalls on arterial roads limiting the size and appearance of

may erect signs is expected to strike a balance between economic opportunities and the preservation of the natural amenities.

- (b) Council may refuse any application that it considers may constitute a hazard to traffic or a detraction from the amenities of the surrounding area, providing that there is a right under the Act to make a notified application in respect of any sign that does not conform or was refused consent.
- (c) Council will encourage the establishment of Information Kiosks for the purpose of advertising any product or service in the Region. It is expected that these will be few in number placed on arterial routes in strategic locations. Individual sites will be determined as being suitable in terms of sound highway engineering practice and it is expected that the advice of specialist organisation such as the Ministry of Transport will be sought. The consent of the Controlling Authority will be required for work relating to the formation of access, and for consent to establish where they are located on road land.

Generally it may be expected that a building permit will be required for the erection of a kiosk.

S805 Buildings - Location, Height and Appearance

1. The location and height of buildings in each zone will be controlled by standards contained in the Ordinances.
2. Council does not intend to introduce any controls on the design or appearance of buildings.

ORDINANCE I - INTERPRETATION101 Definitions

In this Code of Ordinances, and in each document relating to this Scheme, unless the context otherwise requires :

"The Act" means the Town and Country Planning Act, 1977 including all amendments.

"Accessory Buildings" means a building whose use is supplementary to that of any building(s) on the site; or, in relation to a site on which no building has been erected, connected with a use then permitted on the site.

"Amenity Forestry" - See Forestry

"Apartment House" means any residential building which contains two or more household units, and includes a tenement house and a block of flats.

"Boardinghouse" means a residential building which is not a licensed hotel, where board and lodging are provided or are intended to be provided for four or more boarders or lodgers for reward or payment. Included are private or unlicensed hotels and private residential clubs.

"Building" has the same meaning as defined in Council's Building Bylaws.

"Camping Ground" means a camping ground within the meaning of the Camping Ground Regulations 1985.

"Code" means this Code of Ordinances.

"Commercial Forestry" - See Forestry

"Commercial Garage" means land or buildings used for the housing or care of vehicles which are regularly used for any commercial or business purposes other than on the property.

"Cottage Craft Industry" means an occupation in which skill is needed and which is carried out in a dwellinghouse or a residential accessory building by those persons occupying the dwellinghouse and assisted by not more than one other person.

"Coverage" means that portion of a site which may be covered by buildings, including accessory buildings.

"Dwellinghouse" means a detached building designed for the exclusive use of one household.

"Erection" means :

- a) the re-building or structural alteration of any building, or
- b) the making of any additions to the building, or
- c) the placing of the building on site, or
- d) the movement of the building from one position on a site to another on the same site.

"Erect" and "erected" have corresponding meanings.

"Existing" in relation to buildings and uses, means lawfully in existence at the time when the Ordinance first became enforceable, and lawfully continuing in existence until the time of interpretation.

"Factory Farming" means an intensive operation that uses animals, birds or vegetation in a manner that is independent of soil quality - for instance - cattle feed lots, pig farms or the battery housing of birds or animals.

"Farming" means any type of land based activity, having its primary purpose the commercial production of any livestock or vegetative matter and includes horticulture, but does not include commercial forestry or vineyards.

"Flood Zone" the boundaries of the Floodway Zone are defined as the outer structural toe of flood protection stopbanks, or the water face of a structural flood protection wall where this takes the place of a stopbank. Where a floodway zone is shown on the planning map and on one side of the zone there is no stopbank or structural wall, the boundary of the zone shall be the edge of the floodwaters against a natural barrier assuming a flood of sufficient size to reach the top of the stopbank on the opposite side of the zone. The floodway zone includes the area occupied by stopbanks, flood berm and river channel.

Where there is any conflict as to the boundaries of this zone it shall be as determined by the Council.

"Forestry"

"Commercial Forestry" means the preparation, planting, cultivation, management, re-planting and re-establishment of exotic trees in forest or tree plantations, the prime purpose of which is commercial gain, from the extraction of timber from these operations.

"Protection and Amenity Forest" means the planting, re-planting, cultivation and management of exotic and indigenous trees for purposes of shelter, or any other purpose relating to normal farming operations, including the extraction of timber from such trees.

"Garage" means a building or land used for the housing or care of self-propelled or towed vehicles.

"Height" in relation to a building means the vertical distance between the highest point of the building and the mid-point of the natural ground level.

Provided that:

Except where otherwise expressly provided, the mid-point of the natural ground level shall be the mid-point of the natural ground at the external foundations of the building, and;

In all cases for the purposes of calculating height, account shall be taken of parapets, but not of chimneys, ornamental towers, turrets or any other such projection."

"Home Occupation" means an occupation or a profession that is carried out in part of a dwellinghouse or a residential accessory building by those persons occupying the dwellinghouse and assisted by not more than one other person.

"Household" includes every housekeeping unit, whether of one or more persons.

"Licensed Hotel" means a building for which a hotel, tavern or tourist house licence has been issued or has been authorised in terms of the Sale of Liquor Act 1962 and its amendments, or any other act replacing or modifying the same.

"Loading" relates to a vehicle and includes :

- a) the fueling of it,
- b) the adjustment, covering and tying of its load,
- c) the loading, unloading or adjustment of any part of its load.

"Load" has a corresponding meaning.

"Loading space" means a space on a site available for a vehicle while being loaded or unloaded.

"Marae" a place that is used primarily by Maori to share their cultural and spiritual heritage, to develop an increased understanding of that heritage and to enable the unfettered practice of traditional skills.

"Medical Rooms" means professional or consulting rooms of persons providing professional services of a medical or health nature for which they require statutory registration.

"Motel" means land and one or more buildings principally for the day to day accomodation of travellers and their vehicles. It includes as accessory to the principal use, any services or amenities provided on the site such as canteens, restaurants, bath-house; and swimming pool, playgrounds and the like, provided such services or amenities shall be for the use of motel patrons only.

"Motor Repair Garage" means land or buildings used for motor vehicle engine and body repairs, overhauling of motor vehicles and the panel beating and spray painting of motor vehicles, but does not include the sale of petroleum products.

"Non-conforming" means a site or a building or a use of either that does not conform with the provisions of this scheme.

"Parking" includes the stopping or standing of the vehicle in the same place approximately, whether the driver is with it or not, whether the engine is running or not and whether or not the vehicle is capable of moving under its own power. A vehicle shall not be deemed to be parked on a street if the period of standing is not more than five minutes, or, being more than five minutes, is enforced by circumstances beyond the control of the licensed driver then in charge of the vehicle.

"Permitted Use" means every use stated as such in this Scheme and every conditional use that has been approved under the provisions of the Act.

"Private garage" means a garage other than a commercial garage as defined herein, and includes a carport.

"Protection Forestry" - See Forestry

"Residential institution" means a hostel, hospital, convalescent home, boarding school, or charitable institution providing board and lodging and having accommodation for four or more persons other than management and staff.

"Rural Industry" means an operation that processes the output of land based operations involving animals, agricultural or horticultural crops - for instance - dairy factories, wineries, apiaries, stockyards, sale yards, packhouses for horticultural products.

"Seasonal Worker" means a person engaged in farming, horticultural and agriculture for a limited period of the year to undertake specific tasks such as harvesting, picking of fruit, pruning, etc.

"Service Industry" means an industry that meets some general need in the area in which it is situated and is required by the residents of that locality, and includes such uses as repair workshops, catering depots, dry cleaning premises, fruit and produce markets, etc.

"Service Lane" means land dedicated as service access of minimum width 3.66 metres and maximum width 10 metres used from time to time for the vehicular access to adjacent properties.

"Service station" means an establishment for the fuelling, lubrication or servicing of motor vehicles.

"Shop" means any land, building or part of a building in which goods are sold or exposed for sale by retail and includes: an auctioneer, or land agent's premises, a restaurant, a hairdressers premises and laundry services.

"Site" means an area of land permitted by the scheme and by the general law to be used as a separate unit for one or more uses that are specified by, or ascertainable from the scheme, included are all related buildings and curtilages.

"Corner site" means a site having a frontage of not less than the minimum prescribed by this scheme for front sites in the relevant zone onto two or more streets or private streets not less than 12m in width if the frontages are continuous and the included angle measured within the site between two such minimum frontages is not greater than 135 degrees.

"Front site" means a site having one frontage of not less than the minimum prescribed by this scheme for the relevant zone to a street or private street.

"Rear site" means a site which is situated generally to the rear of another site and which has not the frontage required for a front site for that use in the zone.

"Stall" means any building or part of a building from which agricultural, viticultural or horticultural produce grown on the property and products from cottage craft industries, are sold or displayed for sale.

"Subdivision" has the same meaning as the definition contained in the Local Government Act 1974 and its amendments or any other Act replacing or modifying the same.

"Vehicle" shall have the meaning specified in the Transport Act 1962 and its amendments.

"Vineyard" means any land used for the purpose of growing grapes, of which not less than 4000 square metres is for the time being planted in grapes.

"Yard" means a part of a site which is required by this scheme to be unoccupied and unobstructed from the ground upwards, except as otherwise provided for by this scheme:

"Front yard" means a yard between the street line and a line parallel thereto extending across the full width of the site.

"Rear Yard" means a yard between the rear boundary of the site and a line parallel thereto extending across the full width of the site.

Provided that in the event of there being no rear boundary, as with a triangular section, the boundaries of the rear yard shall be the converging side boundaries of the site and the arc of a circle drawn with the apex as centre and a radius of 10 metres.

"Side yard" means a yard between a side boundary of the site and a line parallel thereto, extending

- (a) from the front yard to the rear yard, and
- (b) if there be no front yard, from the front boundary of the site to the rear yard, and
- (c) if there be no rear yard, from the front or boundary as the case may be to the rear boundary of the site, or
- (d) if there be two or more front yards, from yard to yard.

150 ORDINANCE II - GENERAL PROVISIONS151 General Obligations

Subject to the provisions of the Act and all regulations made thereunder, no person shall depart, permit or suffer any departure from the requirements and provisions of this scheme; nor shall any person use or permit the use of any land or building or undertake or permit any new work or any reconstruction, alteration or modification of any existing work if such action does not conform with the District Scheme or would tend to prevent or delay the effective operation of this District Scheme.

152 Land to be Suitable for Proposed Use

Even if it conforms with the zoning requirements of these Ordinances, no building shall be erected or placed and no use shall be established on any land which is not suitable for the use proposed; and for the purpose of determining whether any land is suitable for any particular use, regard shall be had to the best use of the land and its economic servicing and development, to earthquake fault lines, to liability to flooding, erosion, or landslip, to stability of foundations, to safety, health and amenities, and possible contamination of groundwater resources.

153 Application or requirements where uses or areas change

The requirements of these Ordinances as to the use of any building or land or part thereof, does not attach to the building or land while it continues to be used for the same or a similar purpose as when these Ordinances first became enforceable. Should the general character of the use of the building or site be changed, the area of the floor of the building altered, then the requirements of the Ordinances shall attach.

154 Buildings and Land Maintenance

All land and buildings shall be so maintained as to preserve the amenities of the neighbourhood in which they are situated.

155 Temporary Buildings1. Dwelling for Dependents

Provision has been made in the Ordinances for a dwellinghouse for relatives of the landowner.

2. Construction Projects

In any zone, there shall be permitted temporary offices, storage sheds, storage yards, builder's workshops and other similar buildings and uses which are required as incidental to a permitted building or construction project, but only for the duration of that project, and not for a period exceeding 12 months unless the consent of the Council to a longer period is obtained.

3. Residential Zone

In any residential zone, Council may permit a temporary building for the purpose of constructing a boat, or caravan or other structure that may reasonably be associated with a spare time or retirement pursuit, and is not intended in any way as a commercial enterprise by the applicant. Permission may be granted only after production of written consent of all adjoining owners or occupiers.

4. Other Uses

Other temporary uses for such purposes as carnivals, bazaars, public meetings and the like may be permitted for such periods and subject to such conditions as the Council may determine.

5. Requirement

In consenting to any application the Council may impose conditions on the building permit as well as other matters contained in Section 642 of the Local Government Act 1974.

156 Provision for Disabled Persons

Provision shall be made in all buildings used by the public for the requirements of disabled persons in accordance with Section 25 of the Disabled Persons Community Welfare Act 1975 and Section 331 of the Local Government Act 1974.

157 Planning Consents

In accordance with the requirements of the Act the Council maintains a register of planning consents. This register lists all consents given and the conditions imposed on any application made to the Council for a change of use, conditional use and specified departure. The register is available for inspection by the public.

158 Subdivision

1. Suitability of Site

Even though a scheme of subdivision may comply with the requirements of the District Scheme in respect of frontage and area, the Council shall not approve the scheme of subdivision if the site is not suitable. In determining whether a site is suitable, regard shall be had to the best use of the land and its economic servicing and development, to earthquake fault lines and to liability to flooding, erosion and landslip, to stability of foundations, and to safety, health and amenities.

2. Marlborough Catchment and Regional Water Board Requirements

To assist Council in respect of the matters referred to in Clause 158.1, Council will obtain and consider submissions from the Catchment Board and the Regional Water Board before approving the following types of subdivision :-

- Subdivision within a Floodway Zone
- Subdivision affecting a water course
- Subdivision where provision of land drainage is the responsibility of the Board.
- The subdivision that could lead to increased soil erosion or land use not consistent with the permanent conservation of the soil of that land.

3. Electrical Reticulation
Subdivisions for other than principally rural activities shall incorporate in the scheme plan specific proposals for electrical reticulation or otherwise indicate how the provisions of S.274(1)(g) and S.274(2)(a) of the Local Government Act 1974 will be met.
4. Information to be supplied on subdivision scheme plan
Information on Scheme Plans shall be in accordance with the Local Government Act 1974 and its amendments or any other Act replacing or modifying same. Stopbanks and natural features such as watercourses shall be shown on scheme plans. Unless otherwise requested six copies of the Scheme Plan will be required.
5. Relationship to Code of Urban Subdivision
Pursuant to Section 313 Local Government Act 1974, the Council has an approved Code of Subdivision. This Code sets out Council's minimum conditions of land subdivision and intending land subdividers are referred to the Code which may be obtained at the Council's Office.

159 Dispensations and Waivers

1. General

The Council may grant consent to a dispensation wholly or partly from, or a waiver of, any provision of the Scheme relating to :

- (a) The subdivision of the land to be used for any urban purpose; and
- (b) The height, bulk and location of buildings permitted on site; and
- (c) The provision of parking and loading spaces; and
- (d) The design and appearance of buildings and signs; the provisions, design and appearance of verandahs; and
- (e) Landscaping; and
- (f) Such other matters as may be specified in that behalf by any Regulations in force under the Act.

In all cases when considering a dispensation or waiver the objectives and policies of the Scheme and specifically those relating to the control and objectives of the zone shall not be contravened. The Council will also be required to be satisfied that reasonable alternatives, in conformity with the standards, do not exist.

2. Procedure for Applications

- (a) An application for a dispensation or a waiver shall only apply to uses permitted as of right whether by way of additions or alterations to existing works; or proposed new works.
- (b) The provisions of Section 76 of the Act apply to these applications which may be made without notice where the written consent of every body or person whose interests might, in the opinion of the Council, be prejudiced by the proposed dispensation or waiver, has first been lodged with Council, unless, in the Councils opinion, it is unreasonable to require such consent to be obtained.

- (c) Where the written consent as required by the above paragraph has not been lodged and Council has not found it unreasonable to require them to be obtained, then an application with notice shall be required.

3. Circumstances where Applications will be Considered

- (a) Where the relaxation is necessary to minimise the impact of a building upon the natural landscape (e.g. to retain trees, to create less excavation in sensitive landscapes).
- (b) Where topographical, land stability or other physical constraints exist.
- (c) Where difficult site shape or frontage constrains reasonable development of the site.
- (d) Where reasonable development is constrained by the location and arrangement of existing economically sound buildings.
- (e) Where the site is lower than the adjoining affected site.
- (f) Where a right-of-way or access strip abuts the boundary where non-compliance occurs.
- (g) Where the proposal is an extension of an existing building and there is a desire to retain the wall and/or roofline for architectural reasons.

4. Extent of Dispensation or Waiver

- (a) In relation to the subdivision of land for urban purposes, the extent of any relaxation shall be minor.
- (b) In relation to the yard requirements the extent of relaxation may be up to 80%.
- (c) In relation to the height of buildings any relaxation shall not usually exceed 2 metres in addition to the maximum height permitted.
- (d) In relation to the other matters specified in Clause 4.5 any relaxation will be minor.

5. Approval

In assessing each application the Council will require to be satisfied that :-

- (a) The dispensation or waiver would encourage better development of the site, or that it is unreasonable or impracticable to enforce the provision in respect of the particular site.
- (b) The dispensation or waiver will not detract from the amenities of the neighbourhood and will have little town and country planning significance beyond the immediate vicinity of the land in respect of which the dispensation or waiver is sought.

The Council may impose suitable conditions on an approved application to ensure that the objectives and policies of the Scheme are achieved.

200 ORDINANCE III - USE ZONING201 Method of Presentation

This Ordinance specifies the types of zones within the district, the permitted and conditional uses of land and buildings within each zone, the conditions which can be specified to apply to certain permitted users of land, and the bulk and location requirements in respect of buildings for certain uses, and the subdivisional standards within each zone.

202 Zone Titles and Notations

The zones constituted for the purposes of the scheme are shown on the district planning map by the notations listed in the key.

203 Control of Uses within Zones :1. Uses Authorised

Any land or any building thereon may be used for any use at that time permitted for the site under the Act or the use thereof may be changed to any use at that time permitted under this Code for that site, but in neither case for or to any other use. Every authorised use shall be subject to every ordinance that is applicable thereto.

2. Uses not Expressly Mentioned

Any use not expressly mentioned in the District Scheme that falls naturally within a general class of uses authorised in respect of any zone shall be deemed to be included in that class as if it had been expressly authorised.

3. Public Utilities in Relation to Zoning

Every public utility that is not provided for in Section 64 of the Act shall be deemed to be a conditional use in every zone.

250 RURAL A ZONE251 Permitted Uses1. Farming

2. Horticulture, market gardening, cropping, racing stables and horse studs.

3. Vineyards and wineries provided that the winery is erected on the land containing the vineyard and is ancillary to that use.

4. Commercial forestry of land use capability Class (v), (vi) and (vii) and protection and amenity forestry including farm shelter.

5. Stalls provided that :

(a) The stall does not have access to a major arterial road, i.e. State Highway or Rapaura Road.

(b) Access to the stall shall be via the main access to the property provided that road traffic is clearly visible for a distance of not less than 100 metres in both directions from that access.

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- (c) Where access is off a sealed road the entrance to the property shall be sealed from the existing road seal to the property boundary.
 - (d) On any one site the total area of both building and land devoted to public display of produce for sale shall not exceed 50 square metres.
 - (e) A parking area to accommodate at least 6 vehicles shall be provided.
 - (f) That only one stall shall be operated on any one site.
 - (g) That only produce grown or crafted on the property may be sold from that property.
6. Private Recreation grounds and maraes, as under:
 - (a) The Omaka Marae at Aerodrome Road.
 - (b) The Marlborough Stock Car Club at Fox's Island.
 - (c) Wairau Pa (D.P. 1703, Pt Sec 23, Blk XII, Cloudy Bay S.D.)
 - (d) Ngatirarua Marae (Section 20, Block XII, Cloudy Bay S.D.)
 - (e) Ngatirarua Recreation Ground (Section 1A, Wairau M.B.)
 7. Public parks and reserves including buildings in accordance with approved Reserve Management Plans.
 8. Dwellinghouse, provided that :
 - (a) A separate certificate of title was issued prior to the 25th day of June 1982.
 - (b) The site has proper and adequate physical and legal access.
 - (c) Effluent can be satisfactorily disposed of within the property.
 - (d) An adequate domestic water supply is available.
 9. Dwellinghouse to replace an existing Dwellinghouse provided that:
 - (a) The dwellinghouse to be replaced shall have been last occupied as such not more than two years prior to application having been made for a building permit for a new dwellinghouse.
 - (b) The replaced dwellinghouse shall not be used for residential purposes after the new dwellinghouse has been occupied.
 10. Dwellinghouse on an allotment created by a subdivision approved by Council under Section 279 of the Local Government Act 1974.
 11. Dwellinghouse for the relatives of the landowner provided that
 - (a) The Dwellinghouse is constructed in such a manner that it can be readily relocated.
 - (b) Compliance with such conditions as maybe imposed under Section 642 of the Local Government Act 1974.
 12. Buildings, including dwellinghouses and seasonal worker accommodation accessory to the use of the land, or buildings for any existing use or use permitted as of right in the zone, or uses approved following consideration of notified applications.
 13. Cottage craft industries, and home occupations providing that such uses do not necessitate the subdivision of land and are of a scale in keeping with Residential use.
 14. Public Utilities permitted as of right under Section 64 of the Act.

252 Conditional Uses

In considering conditional uses Council shall take into account the following :

- (a) The nature of the soil type at the site.
 - (b) Effluent and waste product disposal.
 - (c) Traffic flow and proximity to major arterial roads.
 - (d) Extension of services.
 - (e) Whether the use is likely to undermine Council's general policy of preserving the productive potential of high quality land.
1. Farming, horticulture, market gardening and vineyards requiring the subdivision of land creating sites less than 8 hectares in area.
 2. Rural industries including factory farming.
 3. Camping grounds and caravan parks.
 4. Licenced hotels and motels except those with access to State Highway 1 or 6.
 5. Residential Institutions, Educational Establishments, training facilities and community buildings.
 6. Medical Rooms and Veterinary hospitals.
 7. Churches and places of worship.
 8. Stalls that :
 - (a) Wish to offer a continuity of supply of produce which is limited and secondary to the sale of produce normally grown on the property except for stalls with access to State Highways 1 or 6.
 - (b) Wish to provide an outlet for produce grown elsewhere in the district except for stalls with access to State Highways 1 or 6.
 - (c) Wish to have direct access to a State Highway or Rapaura Road provided that if they have access to State Highways 1 or 6 such stalls comply with the following requirements:
 - (i) Size of both building and land devoted to public display of goods for sale shall not exceed 50 square metres in total.
 - (ii) Set back of the building to be not less than 30 metres.
 - (iii) Set back of the car park to be not less than 15 metres.
 - (iv) A single entrance 6 metres wide at the property boundary with the boundary fenced or planted to separate the property from the road.
 - (v) Access layout to be to the standard shown in Wairau Plains Section - Appendix III.
 - (vi) The goods sold shall be limited to those grown or crafted on the site in respect of at least 75% of the total goods sold from the stall per annum.
 - (vii) One double-sides sign of up to 2 square metres area with minimum letter size of 200mm and with at least 50mm between words, specifying (by way of guidelines) the name of the staff or operator, the type of goods or produce sold and whether the

- stall be open or closed. The sign design shall be submitted to Council as part of the conditional use application.
- (viii) The sight distance from the entrance to the site shall be at least 200m in each direction.
- (d) Do not comply with the requirements for permitted uses except where they have access to State Highways 1 or 6.
9. Country Stores, service stations except where such uses have access to State Highways 1 or 6.
10. Depots, ~~commercial~~ garages and other undertakings associated with:
- (a) Public services
 - (b) Servicing of Rural activities.
11. Packing sheds, cool store and cold store facilities- required to service horticultural development within the zone.
12. Public utilities not permitted as of right.

253 Bulk and Location Requirements

Yards and height requirements for the zone shall be:-

| | F. | S. | R. | H. |
|--|-----|-----|-----|----|
| Dwellinghouses and accessory buildings) | 5m | 1m | 1m | 4m |
| | 5m | 5m | 5m | 8m |
| Seasonal Worker Accommm. | 5m | 3m | 3m | 4m |
| Stalls | 5m | 1m | 1m | 4m |
| Farm Accessory Buildings and buildings for permitted uses | 5m | 5m | 5m | 8m |
| Seasonal Worker Accommodation & Stalls on sites adjoining land zoned residential | 30m | 30m | 30m | 4m |
| Farm accessory buildings on sites adjoining land zoned residential whether in this or any other operative district scheme | 30m | 30m | 30m | 8m |

F = Front. S = Side. R. = Rear. H = Height. M = Metres

Note:

1. The yard distances may be varied within the limits set in the above schedule in proportion to the building height.
2. Where works are proposed within or in proximity to a water course, attention is drawn to Clause S.605 of the Scheme Statement.

Coverage

Sites up to 4000 square metres the site coverage shall not exceed 35%.

254 Vehicle Parking and Access

It is not considered necessary to control vehicle parking and access to properties for permitted uses except for the following two cases:

- (a) Stalls - provision for at least 6 off-street vehicle parking spaces.
- (b) Wineries - provision for at least 6 off-street vehicle parking spaces.
- (c) No access to a stall or winery shall be sited closer than 50 metres to a major arterial road.

255 Subdivision1. General

No subdivision shall be permitted where one or more of the following situations apply:

- (a) If the use to which the proposed site is to be put is not a use permitted as of right or has not been previously approved by Council.
- (b) If the site is unsuitable for the proposed use.
- (c) If the site is not self supporting for domestic water and sewerage disposal.
- (d) Where the subdivision would result in or contribute to ribbon development along a major highway.
- (e) Where the subdivision would create additional residential sites.

In the case of all subdivisions Council will take into account the above matters and such matters as specified in Section 274 of the Local Government Act 1974, and those matters set out in Sub-Clause 2 below as are applicable.

2. Adjustment to Boundaries

The Council will consider and approve subdivisions in the nature of boundary alterations where no additional site is created, even though the altered sites may be less than 8 hectares in area, provided Council considers such alteration appropriate.

3. Standards

- (a) Sites shall be a minimum of 8 hectares in area.
- (b) In the case of a subdivision below 8 hectares for conditional uses, Council will take into account the following matters:
 - i) Whether the proposed subdivision will in the immediate future and in the longer term increase the productive output of the land.
 - ii) Whether the land is likely to be used primarily for Residential purposes or be under utilised in terms of its productive potential.
 - iii) Whether the subdivision is likely to create a demand for services which cannot be economically justified or which could be difficult to provide.
 - iv) Whether the subdivision is likely to undermine Council's general policy of preserving the productive potential of high quality land.

4. Notwithstanding the foregoing, allotments for public utilities will be of a size appropriate to the use and no minimum area will apply.

300 Rural B Zone301 Permitted Uses

1. Effluent treatment ponds, associated plant, outfall structures, land irrigation systems and buildings required for their operation.
2. Any permitted use in the Rural A zone, provided that Council must be satisfied that any such use will be established in such

a way so as not to be injurious to the health, safety and convenience of the persons involved in the use, having regard to the siting or proposed siting of effluent disposal systems in the zone.

302 Conditional Uses

Any use permitted as a conditional use in the Rural A zone, provided that Council must be satisfied that any such use will be established in such a way so as not to be injurious to the health, safety and convenience of the persons involved in the use, having regard to the siting or proposed siting of effluent disposal systems in the zone.

303 Performance Standards for Effluent Disposal System

All effluent disposal and treatment systems permitted in 301 above must not be sited in a manner that will cause a nuisance to other properties in the vicinity, by creating excessive smell or airborne water particles, or cause runoff into adjacent waterways which would be detrimental to the health of marine and birdlife or adversely effect the vegetation of the estuarine region.

304 Disposal of Wastes

1. Liquids -

- (a) All liquid effluent shall be treated and disposed of in accordance with the requirements of Council.
- (b) No discharge of liquid wastes shall be commenced without first having obtained any consents necessary under the Water and Soil Conservation Act 1967 and its amendments. Monitoring of liquid wastes shall be carried out as required by the Council and such corrective measures as may be found to be necessary shall be taken to ensure continual compliance with discharge right conditions.
- (c) No discharge of liquid wastes shall be commence without the applicant first having obtained any consents necessary under the Harbours Act 1950 with respect to the use of foreshores as required under Section 156 and 178 of the Act.

2. Air Pollutant Discharges

- (a) All discharges of air pollutants must comply with the requirements of the Clean Air Act 1972 and any conditions of licences issued under the Act.
- (b) Monitoring of discharges shall be carried out as required by the Regional Officer, defined in the Act, and such corrective measures as are found to be necessary shall be taken to ensure continual compliance with conditions of any licence issued under the Clean Air Act 1972.

3. Solid Wastes

All solid wastes shall be disposed of in a manner that will not cause pollution. The method of disposal shall be approved by the Council, and any water rights necessary to authorise any discharge from solid waste disposal areas shall be obtained before commencing.

305 Subdivision

Further subdivision of land is not permitted within the zone.

350 Floodway Zone351 Permitted Uses

1. River protection, including tree planting and river control works.
2. Farming but only so far as it is compatible with the conservation of soil, protection of flood berms, and the floodway requirements of the Marlborough Catchment and Regional Water Board.
3. Public Reserves and recreational areas.
4. Gravel extraction using entirely mobile plant.
5. Public utilities permitted as of right under Section 64 of the Act.

352 Conditional Uses

Council may approve any use permitted in zones adjoining this zone. Such approval will include any conditions relevant to river protection and river control and be subject to compliance with the Board's Bylaws.

1. Rock Quarrying or winning and processing of materials occurring naturally within the zone (except as in clause 351.4 above)
2. Every Public Utility that is not provided for in Section 64 of the Act.
3. All buildings associated with permitted uses

353 Subdivision

The subdivisional policy applicable to the Rural A zone shall apply in respect of each application.

400 Residential Zone401 Permitted Uses

1. Dwellinghouse and apartment house containing not more than two household units.

Provided that the Council is satisfied that the site is suitable for the disposal of sewerage effluent by means of septic tank or other approved system.

2. Recreation grounds, parks, playgrounds and reserves.
3. Medical consulting rooms, professional consulting rooms
4. Home occupation provided that the activity will not affect the residential character of the site.
5. Dwellinghouse for the relatives of the landowner provided that
 - (a) It is constructed in such a manner that it can be readily relocated.

(b) Compliance with such conditions as maybe imposed under Section 642 of the Local Government Act 1974

6. **Buildings** accessory to the use of land or any existing use or permitted use in the zone or approved following consideration of notified planning applications.
7. **Public Utilities** permitted as of right under Section 64 of the Act.

402 Conditional Uses

1. **Boardinghouses**, and **apartment houses** not being a permitted use.
2. Medical facilities and community buildings.
3. Places of assembly including gymnasiums and training sheds.
4. Shops for the sale of groceries and dairy products either alone or in conjunction with residential accommodation.
5. Public Parking and uses associated with the garaging of vehicles.
6. **Motels** and **camping grounds**.
7. Churches and places of worship.
8. Educational establishments.
9. **Public Utilities** not permitted as of right.

403 Bulk and Location Requirements

1. Permitted Uses - The normal bulk and location requirements for permitted uses shall be:

(a) Dwellinghouses and apartment houses containing two household units:

- Maximum site coverage, including accessory buildings, 35%
- Maximum height, 8 metres
- Minimum yard requirements -

Front Site -

front 6 metres, side 1.5 metres and 3 metres (3 metres and 3 metres where height of building exceeds 4 metres), rear 8 metres

Corner Site -

front 6 metres and 3 metres, others 1.5 metres and 3 metres (3 metre yard along longer boundary)

Rear Site

all 4.5 metres

In all cases, eaves may encroach on the yards by not more than 0.6 metres.

- Parking - one space for each household unit.

(b) Accessory buildings for dwellinghouses and apartment houses:

- Total floor area of accessory buildings shall not exceed 75 square metres, provided always that total permissible site coverage for the use of the site shall not thereby be exceeded.
- Accessory buildings may be sited in any yard other than a front yard, provided they comply with the Council Bylaws; but a private garage or carport may not be sited less than 4.5 metres from the front boundary of the site; unless entry to the building is via a side not facing the street, when the set-back may be reduced to a minimum of 3 metres;
- Maximum height of building, 3 metres

(c) Public Utilities

Public utilities will not be subject to bulk and location requirements.

Note:

Where works are proposed within or in proximity to a water course, attention is drawn to clause S.605 of the Scheme Statement.

DP 23 (20/04/95)

2. Conditional Uses

For each conditional use Council will consider the merits of each proposal and set bulk, height and location requirements appropriate to the particular use.

404 Vehicle Parking and Access

One off-street parking space shall be provided for each new dwelling.

405 Subdivision

1. Allotment Area

The minimum area for front lots for all predominant uses other than Public Utilities shall be 800 sq. metres, and for rear lots 1000 sq. metres exclusive of access leg. Lesser minimum areas of 600 and 700 sq. metres respectively, will be permitted where public sewerage and water reticulation is available.

Allotments for Public Utilities will be of a size appropriate for the use and no minimum will apply.

2. Frontage

Minimum frontage shall be 18 metres but where the side boundaries diverge from the street, the frontage may be reduced to 8 metres where the width of the site at a distance of 10 metres from the street is not less than 18 metres.

3. Access to Rear Lots

The minimum width to serve one rear allotment shall be 3 metres, however where the entrance strip serves more than one allotment the width shall increase to at least 3.5 metres.

4. Reduced Allotment Areas

Where a public sewerage scheme exists and a suitable water supply is available Council may exercise a waiver to allotment sizes to an extent no less than provided for in sub-clause 1 above. The provisions of Clause 159 of this Ordinance will apply in those instances.

450 SERVICE ZONE

451 Permitted Uses

1. Retail shops and storage on the premises of goods intended for sale.
2. ~~Medical Rooms~~ and administrative, professional and commercial offices.
3. Libraries, museums and art galleries.
4. Theatres, halls and places of worship, entertainment or assembly.
5. Licensed hotels and motels.
6. Residential accommodation comprising one household unit.
7. Vehicle service stations, car sales and commercial garages.

8. Public parking and uses associated with the garaging of vehicles.
9. Telephone Exchange and ancillary uses.
10. Public Utilities permitted as of right under Section 64 of the Act.

452 Conditional Uses

1. Warehouses for the storage and distribution of goods.
2. Process or manufacture of goods.
3. Every public utility that is provided for in Section 64 of the Act.

453 Bulk and Location Requirements

1. Maximum site coverage, including accessory buildings, 60%,; increased site coverage may be permitted provided that development takes place in accordance with an approved comprehensive scheme of development that provides parking, access and service land in the whole block.

2. Maximum height: 10 metres.

3. Yard Requirements

Where the zone adjoins a residential or rural zone, a yard of 4.5 metres is required, otherwise no yards are stipulated in the code.

4. Public Utilities will not be subject to the Bulk and Location Requirements.

Note:

Where works are proposed within or in proximity to a water course, attention is drawn to Clause S.605 of the Scheme Statement.

454 Vehicle Parking and Access

For all permitted uses sufficient off-street parking shall be provided for employees and customer vehicles. Vehicle access shall be provided to all open spaces.

455 Subdivision

1. Allotment Area

A minimum of 800 sq. metres, except that where public sewerage and water reticulation is available, a lesser area of 300 sq. metres will be permitted. Allotments for Public Utilities will be of a size appropriate to the use and no minimum will apply.

2. Frontage

A minimum of 18m except that where public sewerage and water reticulation is provided, a lesser frontage of 6m will be permitted.

500 INDUSTRIAL ZONE501 Uses Permitted as of Right1. Burleigh Industrial Area

- (a) Light engineering workshops, structural steel fabrication and sandblasting.
- (b) Planning mill; timber treatment; timber truss and frame construction; manufacture of timber components; timber storage; post de-barking.
- (c) Any other industry including a shop for the sale of goods related to the industry on the site PROVIDED THAT:

- (i) Any industry giving rise to substantial waste product not capable of being dealt with by a septic tank disposal system on the site shall be a conditional use.

- (ii) Any industry that could give rise to smoke, dust, vibration or odour which would be a detraction from the amenities, or noise in excess of the performance levels specified below shall be a conditional use:

On the boundary of the site :

Monday to Friday (inclusive) 7 a.m. to 7 p.m.
55 dBA,

Saturday 7 a.m. to 12 noon 55 dBA,

Monday to Friday (inclusive) 7 p.m. to 7 a.m.
45 dBA,

Saturday 12 noon to Monday 7 a.m. (including
Sundays and Public Holidays) 45 dBA.

On the boundary of any site zoned residential :

Monday to Friday (inclusive) 7 a.m. to 7 p.m.
55 dBA,

Saturday 7 a.m. to 12 noon 55 dBA,

Monday to Friday (inclusive) 7 p.m. to 7 a.m.
40 dBA,

Saturday 12 noon to Monday 7 a.m. (including
Sundays and Public Holidays) 40 dBA.

- (d) Warehouses and storage.
- (e) Showrooms and offices associated with any permitted use.
- (f) Places of assembly, gymnasiums and recreational facilities.
- (g) Accessory buildings for any of the foregoing uses.
- (h) Residential accommodation of one household unit for an employee or caretaker whose duties require him to live on the property.

2. Waitaki N.Z. Refrigerating Ltd Area

- (a) Animal by-product extraction and processing.
- (b) Tallow melting, refining and processing.
- (c) Fellmongering.
- (d) Wool scouring.
- (e) Tanning and curing of hides and skins.
- (f) Chilling, freezing and cold storage facilities.
- (g) Abattoirs and slaughterhouses.
- (h) Sale of composted material and animal by-products.
- (i) Administrative offices and maintenance and repair facilities associated with a freezing works.
- (j) Meat processing works.
- (k) Laboratory.
- (l) Living quarters for caretaker or other persons whose employment requires that they live on the premises.
- (m) Accessory buildings for any of the above uses.
- (n) Canteens, dining rooms, ablution, recreational and other facilities primarily for the convenience and medical and surgical treatment of those engaged in the zone.
- (o) Car parking and garaging of vehicles, plant and equipment.
- (p) Staff purchasing facilities.
- (q) Stockyards.

No buildings shall be erected above the 12 metre contour except those associated with reservoirs.

3. Riverlands Meat Co. Ltd Area

- (a) Slaughterhouse.
- (b) Meat processing and packing.
- (c) Chilling, freezing and cold storage facilities.
- (d) Veterinary office and laboratory.
- (e) Administrative offices and maintenance and repair facilities associated with an abattoir and meat packing plant.
- (f) Living quarters for caretakers or other persons whose employment requires that they live on the premises.
- (g) Accessory buildings for any of the above uses.
- (h) Canteens; dining rooms; ablution, recreational and other facilities primarily for the convenience and medical and surgical treatment of those engaged on the plant.
- (i) Car parking and garaging of vehicles.
- (j) Stockyards.
- (k) Facilities for retail of products associated with the plant.

4. Riverlands Industrial Estate Area

- (a) Processing of marine and land derived foodstuffs.
- (b) Cool stores and fruit grading and packing plants.
- (c) Industries based on the conversion of crude or prefabricated metals into more sophisticated products including the fusing or joining but excluding the smelting of metals.

- (d) Industries based on the conversion of petro-chemical or organic products from a proprietary form into components or products e.g. fibreglass and the moulding of resins and plastics.
- (e) Rural industries and service industries relating to the day to day needs of the community.
- (f) Industries based on the conversion of timber or timber based materials to more sophisticated products.
- (g) Service station and commercial garages.
- (h) Depots for earthmoving, roading, demolition and transport contractors.
- (i) Cement products including precast concrete and premixed concrete.
- (j) Fibrous plaster manufacture.
- (k) The sale of any product manufactured or stored as a permitted use.
- (l) Living quarters for a caretaker.
- (m) Warehouse and storage.

502 Conditional Uses

1. Burleigh Industrial Area
Any industry not a permitted use.
2. Waitaki N.Z. Refrigerating Ltd Area
No conditional uses are permitted.
3. Riverlands Meat Co. Area
No conditional uses are permitted.
4. Riverlands Industrial Estate Area
Any industry provided that the applicant can show that the use will not create a nuisance by the emission of noise, pollutants, smell, vibration, glare or any other objectionable factor likely to affect the owners/occupiers of other undertakings in the area.

503 Bulk and Location Requirements

1. Burleigh Industrial Area
 - (a) Maximum site coverage : 60%
 - (b) Maximum height : 10 metres
 - (c) Minimum yard requirements are :-
 - 20 metres adjoining any residential zone.
 - 4.5 metres to any other boundary.
2. Waitaki N.Z. Refrigerating Ltd Area
 - (a) Site coverage is restricted only by the degree of open space that must be provided to cater for vehicle parking, staff amenity areas, internal roading, manoeuvring areas and open storage area.
 - (b) Maximum height of 15 metres provided that chimneys and vents shall be exempt from this limit.
 - (c) There shall be no yard requirements.
3. Riverlands Meat Co. Ltd Area
 - (a) Maximum site coverage for all buildings and accessory buildings, but excluding animal holding pens, shall be

- (b) Maximum height for buildings permitted as of right shall be 15 metres provided that chimneys and vents are exempt from this limit.
- (c) There shall be no yard requirements.

4. Riverlands Industrial Estate

- (a) Maximum site coverage: 60%.
- (b) Maximum height: 10 metres.
- (c) Minimum yard requirements are:
 - Front yard - 3 metres
 - Side yard - no requirements
 - Rear yard - no requirements

504 Subdivision

1. Burleigh Industrial Area

For all allotments the minimum area shall be 3000 square metres and the minimum frontage shall be 30 metres provided that a rear allotment shall have a minimum frontage for 4 metres or served by a right of way of the same width.

2. Waitaki N.Z. Refrigerating Ltd Area
Riverlands Meat Co. Ltd Area

Where a subdivision is considered appropriate for a particular proposal, the matter shall be dealt with as a notified planning application pursuant to Section 74 of the Act.

3. Riverlands Industrial Estate Area

For all allotments the minimum area shall be 1000 sq. metres and the minimum frontage shall be 18 metres, provided that a rear allotment shall have a minimum frontage of 4 metres.

505 Parking and Loading

- 1. Adequate provision shall be made on each site in all areas of the zone to provide for staff and visitor parking in connection with all uses.
- 2. In all areas of the zone, all roadways, hard standing and parking areas shall be formed, graded, drained and surfaced so that no dust nuisance is created and so that there is adequate disposal of stormwater.

506 Performance Standards

In all areas of the zone the following performance standards shall apply to all uses:

1. Disposal of Wastes

- (a) Liquids:

All liquid effluent shall be treated and disposed of in accordance with the requirements of Council and any necessary consents first having been obtained under the Water and Soil Conservation Act 1967 and Amendments.

- (b) **Air Pollutant Discharges:**
All discharges of air pollutants must comply with the requirements of the Clean Air Act 1972 and with any condition of licences issued thereunder.
- (c) **Solid Wastes:**
All solid wastes shall be disposed of in a manner satisfactory to Council. In general such wastes shall be disposed of via a sewerage system or to a controlled refuse dump.
2. **Landscaping**
- (a) Provision shall be made within the zone, wherever practical, for the landscaping and planting of lawn, trees and shrubs to soften the impact of the buildings and working areas and to provide a more pleasant environment.
- (b) A landscape plan shall be prepared which will take into account any measures possible to reduce and soften noise generated within the zone. The landscaping and planting shall be carried out as soon as the construction of the complex has been completed and thereafter maintained to the satisfaction of the Council.
- (c) The landscape plan shall pay particular attention to all open spaces between buildings and open working or storage areas, to the verges of all internal roading and to any parts of the property visible from the State Highway.

550 **RURAL AIRPORT PROTECTION ZONE AND HEIGHT RESTRICTIONS**

551 **Omaka Aerodrome Height Restrictions**

1. **Restrictions**

No new construction or tree growth shall penetrate the take-off climb/approach slopes of the horizontal surface as defined in paragraphs 2 and 3 of the Scheme Statement S272 above.

Provided that close to the horizontal surface defined in paragraph 3 of the above Scheme Statement S272, this surface may, with the Director of Civil Aviation's written permission, be adjusted in conformity with the ground so as to provide a vertical clearance of 10 metres above ground level.

552 **VHF Omnidirectional Radio Range (VOR) Site - Height Restrictions**

1. **Restrictions**

- (a) No trees, overhead electric power cables, overhead telegraph cables, fences or buildings within a radius of 229 metres of the datum.
- (b) No additional trees, overhead electric power cables, overhead telegraph cables, fences or buildings permitted in the area between 229 metres radius and 365 metres radius of the datum.

- (c) No high voltage transmission cables or towers permitted within 2.4 kilometres of the datum.

553 Rural Airport Protection Zone

1. Permitted Uses

- (a) Farming of any kind excepting forestry, orchards, viticulture or horticultural crops which require post or wire supporting structures, or land uses designed to attract birds.
- (b) Apiaries, market gardens and nurseries.
- (c) Scenic reserves, parks and recreation grounds for any activities other than those likely to attract mass assembly of people.
- (d) Buildings accessory to any of the foregoing uses, provided that in any case of a building of 20 square metres or more floor space the prior written consent of the Director of Civil Aviation in conjunction with the Secretary of Defence is necessary.

2. Conditional Uses

- (a) Golf Courses
- (b) Any use normally permitted in a Rural zone subject always to the prior written consent of the Director of Civil Aviation in conjunction with the Secretary of Defence, provided that no use causing smoke, dust, glare, electrical interference, or other elements that would prejudice the safe and satisfactory conduct of aerodrome operations shall be permitted.
- (c) Buildings (excepting a Clubhouse or a greenhouse unless effectively treated against potentially hazardous reflections and glare) accessory to any use permitted under 8.4 (1) or (2) above, subject to the prior written consent of the Director of Civil Aviation, in conjunction with the Secretary of Defence.

3. Bulk and Location Requirements

- (a) Yards - Front yards, rear yards, and side yards shall be those normally applied in a Rural Zone.
- (b) No buildings, structure, mast, pole, tree or other object within the Rural Airport Protection Zone shall penetrate any of the flight paths for the main, the parallel main, or the subsidiary runways.

In addition, to provide an opportunity for optimum siting, any development exceeding 1.5 metres in height above ground level shall be referred to the Director of Civil Aviation for written consent, in conjunction with the Secretary of Defence.

Note:

Where works are proposed within or in proximity to a water course, attention is drawn to Clause S.605 of the Scheme Statement.

4. Subdivision

The same conditions relating to subdivisional standards in a Rural A zone shall apply.

600 ORDINANCE IV - AMENITIES601 PRESERVATION FOR HISTORICAL OR SCIENTIFIC INTEREST OR NATURAL BEAUTY1. Register to be Kept

The Council shall enter particulars of any of object or place of historic or scientific interest or natural beauty, in a register to be kept at the office of the Council and shall notify the owner and occupier of land upon which any such object or place is situated that it has been registered and is required under the Scheme to be preserved. The register shall be open at all reasonable times for inspection by the public.

2. Registered Objects or Places to be Preserved

No person shall, without the written consent of the Council, wilfully destroy, remove, damage or reconstruct or alter or add to any object or place registered by the Council.

3. Power to Add to or Cancel Entries in Register

The Council may at any time add further objects or places of historic or scientific interest or natural beauty to the register and from then on that object or place shall be subject to the provisions of this code. The Council may at any time cancel the registration of any object or place, and shall make an appropriate alteration in the register and notify accordingly the owner or occupier of the land upon which the object or place is situated.

4. Procedure for Altering Register

The Council shall not reach a decision or act under either Clauses 1 or 3 of this Ordinance without first having advertised its intention to do so and then having enquired into the merits of the proposal at a meeting, at which the owner or occupier of the land upon which the object or place is situated, together with such persons or bodies who have a greater interest than the public in general, have been invited to attend and advance their views.

5. Power to Relax Other Provisions of the Scheme to Preserve Such Objects or Places

The Council may relax, alter, reduce or substitute any provision of this code relating to bulk and location, parking and loading or subdivision of land in any zone, if the Council considers such relaxation, alteration, reduction or substitution would help preserve any object or place of historic or scientific interest or natural beauty and that such relaxation, alteration, reduction or substitution is in the public interest. Such relaxations or waivers shall be subject to the provisions of Ordinance II Clause 12.

6. Historic Places Act 1980

This legislation places obligations on landowners and occupiers particularly in respect of archaeological sites. The register referred to in Clause 1 above lists recorded places and objects and are further identified on maps forming part of that register.

602 OUTDOOR ADVERTISING1. Interpretation

In this Ordinance the following shall apply :-

Sign includes every advertising device or advertising matter of whatever kind whether consisting of a specially constructed device, structure, erection, or apparatus, or painted, printed, written, carved, inscribed, endorsed, projected onto, placed, or otherwise fixed to or upon any premises, wall, fence, rock, stone, structure, or erection of any kind whatsoever if such advertising device or matter is visible from any public place.

Temporary sign means a sign to announce or advertise an event, function, sale, or product, erected or displayed on any public place or private premises, and displayed only for a limited period of time as is approved in writing by the Council. A temporary sign need not relate to an activity in the Council's District.

2. Permitted Signs

The following signs are permitted as of right, subject to the conditions included in Clause 602.3 below, throughout the District providing that note shall be made of the Scheme Statement under S804 and that Council administers a Bylaw controlling signs :-

- (a) Signs erected on a property to advertise the presence of a business or enterprise in respect of a permitted use established on the same site, subject to any one sign not exceeding 2.5 square metres and the gross area not exceeding 5 square metres if more than one sign is erected.

Providing that special provision is made in Ordinance III - Use Zoning Clause 252(8) for signs associated with stalls on a State Highway or Rapaura Road.

Providing also that on sites fronting State Highways in Rural zones no more than two signs may be erected and lettering should not be less than 150mm high with a minimum vertical gap between lines of 50mm.

- (b) Signs advertising activities, businesses or enterprises situated in the Wairau Plains Section but not on the same site as the sign providing that :
- not more than two (2) signs are permitted,
 - no sign to exceed 2.5 square metres in area,
 - the sign is not adjacent to a State Highway or Rapaura Road.
- (c) Information Kiosks providing that the matters set out in the Scheme Statement under Clause S804 will require to be addressed.

3. Conditions for Permitted Signs

Signs shall conform to the requirements set out elsewhere in this Clause and the following :

- No sign will intrude onto or be located over Road Reserve.
- No reflective luminous or dayglo paints or finishes to be used.
- No forms of illumination to be used.
- The following colour combinations not to be used

Yellow and Black

Blue and White

4. Temporary Sign

Temporary signs may be erected providing a non notified application is made to and consent given by Council and providing that :

- Signs will not exceed 2.5 square metres in area.
- Not more than 3 signs are erected and the conditions for permitted signs detailed below shall apply.

Also providing that regard is to be had for the matters as set out in the Scheme Statement under Clause S.804 except for site fronting State Highways, not more than 3 signs may be erected and the conditions for permitted signs as detailed above shall apply.

Providing that on sites fronting State Highways in Rural zones no more than 2 signs may be erected and lettering should not be less than 150mm high with a minimum vertical gap between lines of 50mm.

5. Signs Requiring Notified Applications

Signs advertising activities, businesses or enterprises situated in the Wairau Plains Section but not complying with any of the foregoing will require notified application.

A100 DESIGNATIONS

A101 PLANNING MAPS

Where possible the various Designations for Public Works have been described by annotation on the Planning Maps. In some instances the properties that are the subject of Designation are not readily distinguishable because of map scale and full annotation would reduce legibility of the maps.

Sites are identified by reference numbers that relate to a schedule set out below, an explanatory legend can be found on the Scheme Structure Map.

A102 DESIGNATIONS FOR STATE HIGHWAY AND RAILWAYS

State Highways and Railways are designated for Public Works. Works for the safe and efficient operation of the service are covered by the Designation.

A103 SCHEDULE OF DESIGNATIONS

| <u>No.</u> | <u>Purpose</u> | <u>U/Z</u> | <u>Description</u> |
|------------|-----------------------------|------------|---|
| 1. | School (Marshlands) | Rural A | Pt 44 Picton Suburban Blk VIII Cloudy Bay S.D. |
| 2a. | School | Rural A | Pt Lot 61 D.P. 90. Sec 38 W.W. District Blk XI Cloudy Bay S.D. |
| 2b. | Designation uplifted. | | |
| 3. | School (Grovetown) | Rural A | Lots 1, 2, 16 D.P. 1359 Blk XI Cloudy Bay S.D. |
| 4. | School (Rapaura) | Rural A | Lot 1, 2 D.P. 1288 Blk X Cloudy Bay S.D. |
| 5. | School (Fairhall) | Rural A | Lots 1, 3 D.P. 1239 and Pt Sec 20 Omaka R.D. Blk |
| 6. | School (Riverlands) | Rural A | Lot 26, Pt Lot 23 D.P. 16 and Pt Lot 2 D.P. 1232 and Closed Road Blk XVII |
| 7. | M.E.P.B. - Substation | Rural A | Lots 1, 3 D.P. 4496 Blk XIII Cloudy Bay S.D. |
| 8. | M.E.P.B. Depot & Substation | Rural A | Lots 5, 6 D.P. 40 |

| <u>No.</u> | <u>Purpose</u> | <u>U/Z</u> | <u>Description</u> |
|--|--|-------------|--|
| 9a. | M.E.P.B. - Depot & Substation | Rural A | D.P. 1065 Blk XVI Cloudy Bay S.D. |
| 9b. | NZED - Depot & Houses | Rural A | Pt Lot 1 D.P. 3500, Pt Lot 1 D.P. 721 Cloudy Bay S.D. |
| 10. | Govt - Public Works Dept | Rural A | Pt Sec 102 Blk XVI Cloudy Bay S.D. |
| 11. | Govt - Defence | Rural A | Pt Secs 62, 166 Omaka Dist Blk XIV Cloudy Bay S.D. |
| 12. | M.C.C. - Water Supply | Rural A | Lot 1 L.T. 6570 |
| 13. | Govt - Primary School and Playcentre | Residential | Pt Sec 167 Wairau Registration District |
| <u>NOTE:</u> Reference No. 14 not used | | | |
| 14. | | | |
| 15. | Govt Buildings | Rural A | Sec 23 Blk III Taylor Pass S.D. |
| 16. | MCC - Water Supply (Riverlands) | Rural A | |
| 17. | Halls for Community Purposes | | |
| | Riverlands Hall | Rural A | Sec 52, Opawa District, Blk XVII, Cloudy Bay S.D. (C.T. 3/131) |
| D | Grovetown Hall | Rural A | Sec 3, Blk XI, Cloudy Bay S.D. |
| | Spring Creek Hall | Rural A | Lot 1, DP 2417 and Pt Lot 86, DP 486, Blk XI, Cloudy Bay S.D. |
| | Rapaura Hall | Rural A | Lots 1 and 2, DP 2952 and Lot 2, DP 4475, Blk X, Cloudy Bay S.D. |
| | Fairhall Hall | Rural A | Lot 1, DP 4324 (C.T. 2D/611) |
| 18. | Marlborough Catchment Board Doctors Creek Diversion | Rural A | Detailed on Marlborough Catchment Board drawing No. 1156. |

A200 AREAS OF SPECIAL INTEREST**A201 RESTRICTED AREA AT WOODBOURNE**

An area of Defence Reserve land at Station Woodbourne contains provision for storage of dangerous materials. The safe management of those materials requires that activities within a specified radius of the site be restricted.

A notice was published in the 1951 New Zealand Gazette at page 599 detailing the extent and nature of restrictions. The approximate area of concern is shown on a map included in this Appendix.

Any persons bodies or organisations proposing any works should note that they are bound to observe the provisions of that notice. Before commencing planning a proposal in detail they should seek advice from the Defence Department to ensure that no conflict occurs.

The plan of the area included in this appendix is number 1 of the series.

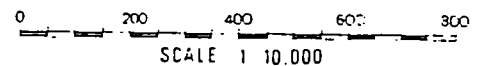
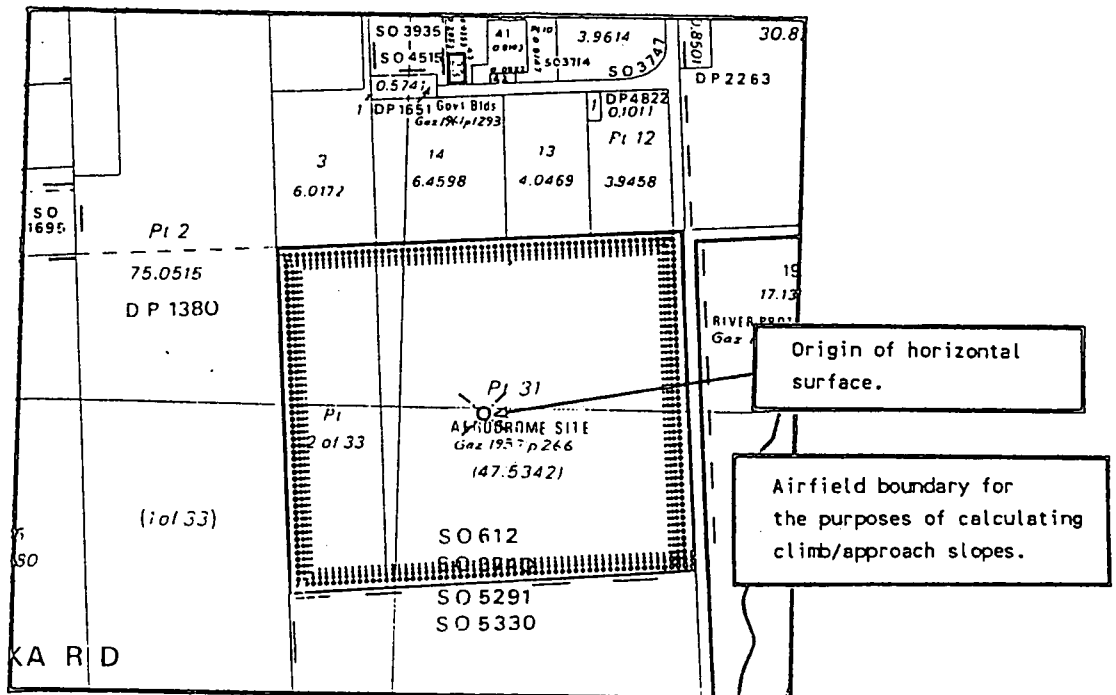
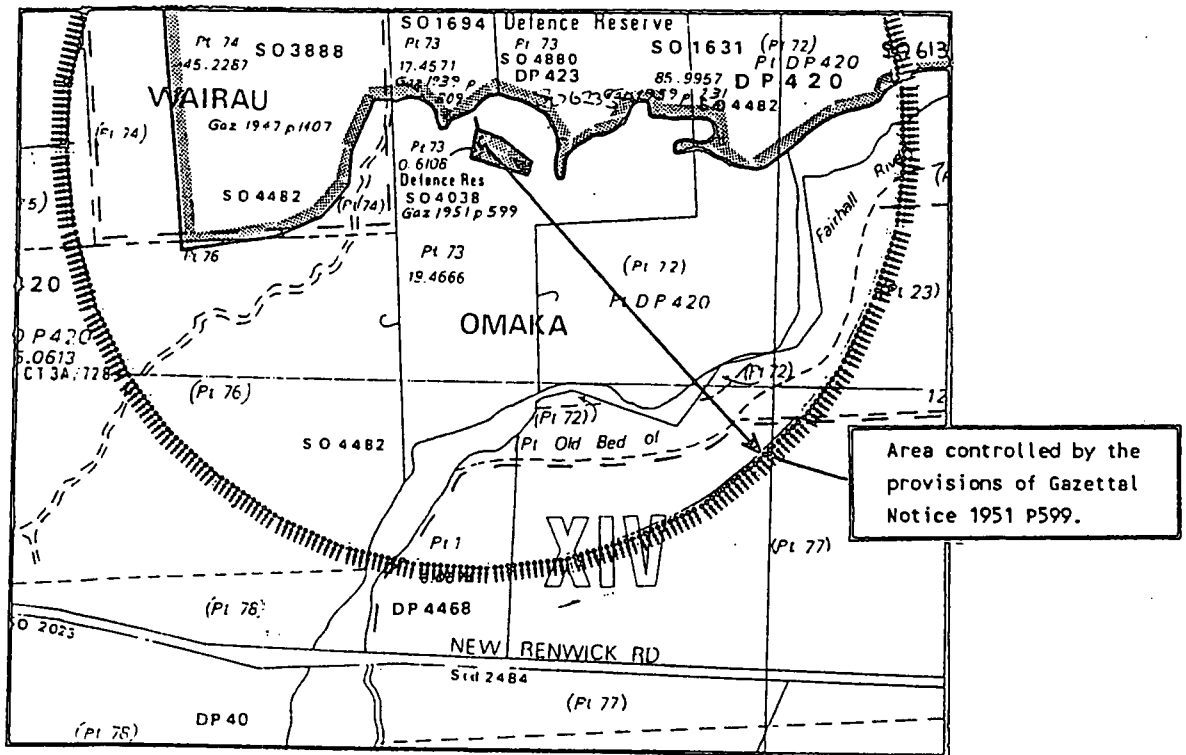
A202 OMAKA AERODROME

The height restrictions given in the Ordinances relate to the Geometric centre of the Airport. A locality map is included in this appendix (number 2 of the series) to indicate the geometric origin of the Restrictions.

Care must be taken when computing the necessary clearances between ground level and control surfaces that due allowance is made of varying ground contour.

A203 LOCALITY MAPS

Locality maps of the areas noted in the above clauses are shown in this appendix as a guide. The Status of the land is subject to the zoning and ordinances as set out elsewhere in this document and the planning maps.

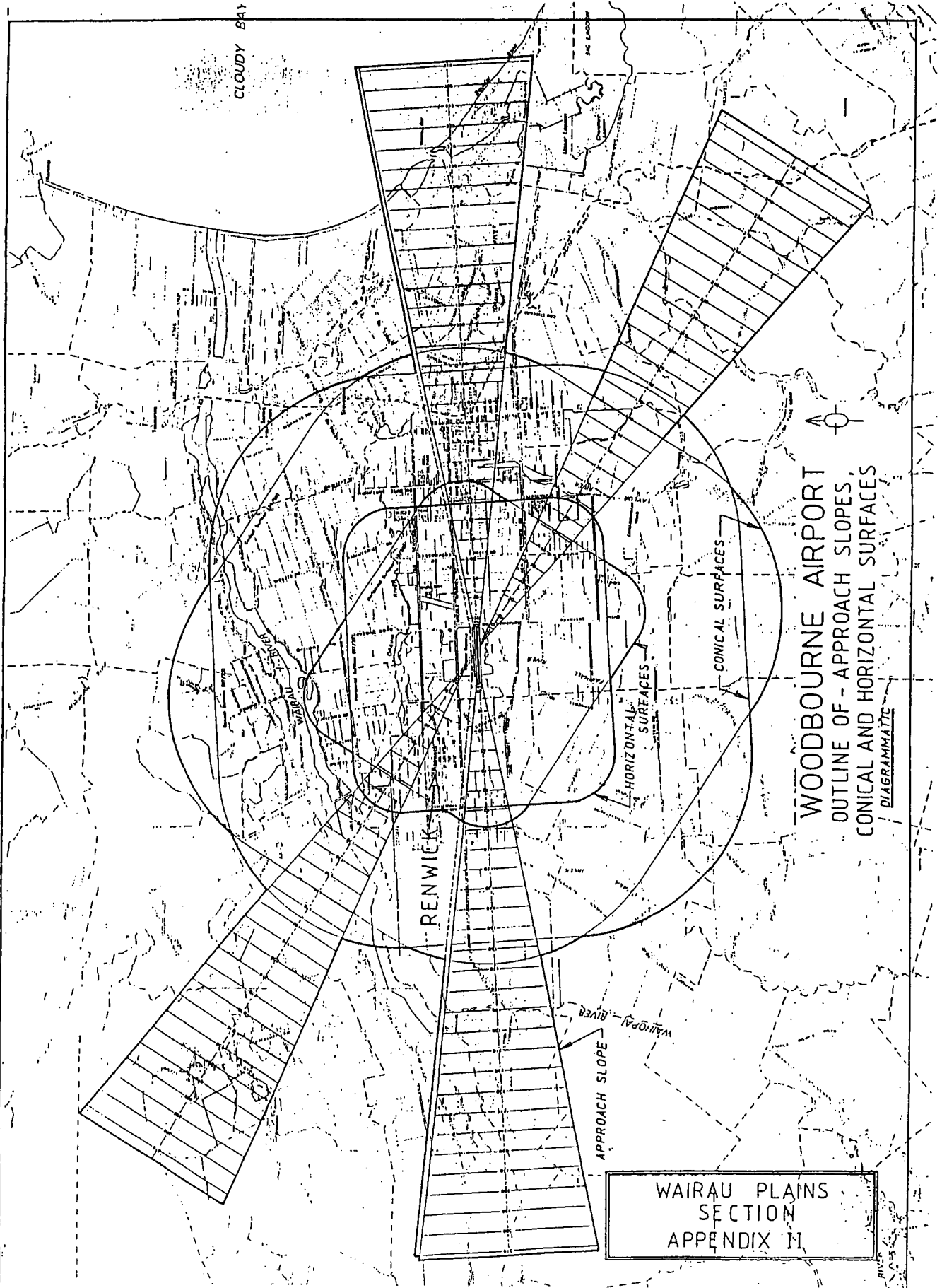


AREAS OF SPECIAL INTEREST

N.B. REFER ALSO TO PLANNING MAP W1.

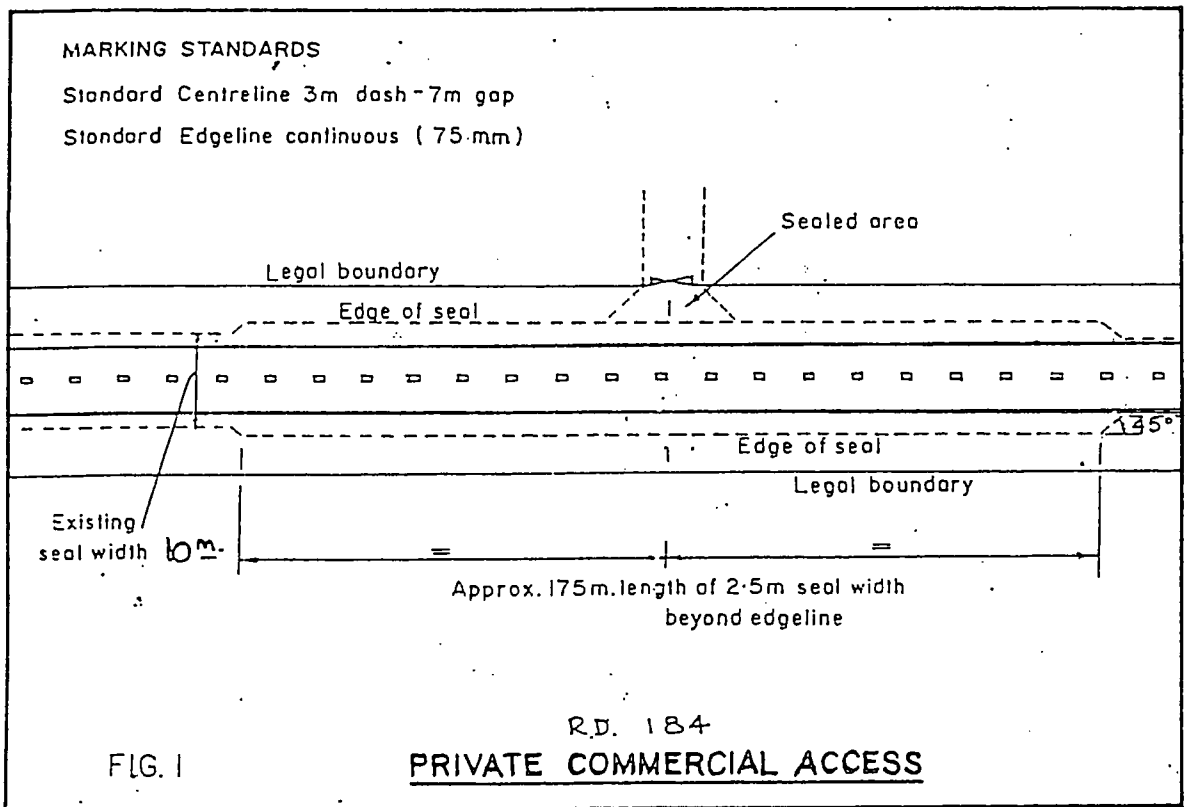
Approved for reproduction by Marlborough County Council in terms of Licence Number MB 1987/1

A204 WOODBOURNE AIRPORT



A200 PRIVATE COMMERCIAL ACCESS

A201 The following diagram shows the formation layout for private commercial access required by Ordinance Clause 252.8(c)(v).



TOWN AND COUNTRY PLANNING ACT 1977

WAIRAU PLAINS SECTION, MARLBOROUGH DISTRICT SCHEME

CHANGE TO SCHEME APPROVED: 90/07

PARTIAL REMOVAL OF DESIGNATION 'M.C.C. GRAVEL EXTRACTOR' -

FOXES ISLAND

Public Notice is hereby given that the change to the Wairau Plains Section District Scheme has been approved by the Council by resolutions passed at its meeting held on 11 July 1991. No objections were received.

The Council has resolved that such change to the scheme shall come into operation on Monday 5 August 1991.

Copies of the scheme change as approved have been deposited in the Offices of Council and the Picton Service Centre and may be inspected without fee by any person who so requires at any time when that office is open to the public.

For enquiries please contact Carol Mills Ph. 578-5249.

Dated at Blenheim this 22nd day of July 1991.

W.J.D. OLLIVER
MANAGER, POLICY AND REGULATORY
W.J.D. Olliver
FOR MARLBOROUGH DISTRICT COUNCIL

Marlborough Express

Please insert: Thursday 1 August 1991, Single Column, Public Notices.

"PLEASE CHARGE AT LOCAL AUTHORITY RATES" NO. 429. Please quote on your invoice.

PLN/0/6/4/9007

TOWN AND COUNTRY PLANNING ACT 1977

CHANGE TO THE DISTRICT SCHEME NO. 90/7

REMOVAL OF DESIGNATION AT FOXES ISLAND

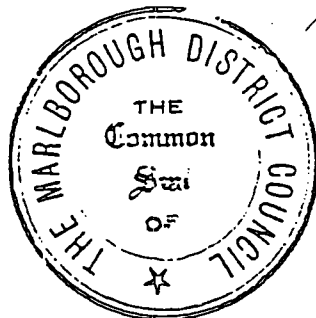
"MCC - GRAVEL EXTRACTION"

Certified a true and correct copy of the change to the Wairau Plains Section District Scheme approved by resolution of the Marlborough District Council on the 11 July 1991.

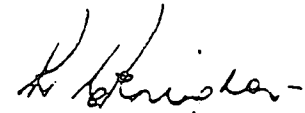


R.C. Penington
GENERAL MANAGER

The common seal of the Marlborough District Council was hereunto affixed this 11 day of July 1991 in the presence of:



L.F. McKendry
MAYOR



R.C. Penington
GENERAL MANAGER

Date Operative
5 August 1991

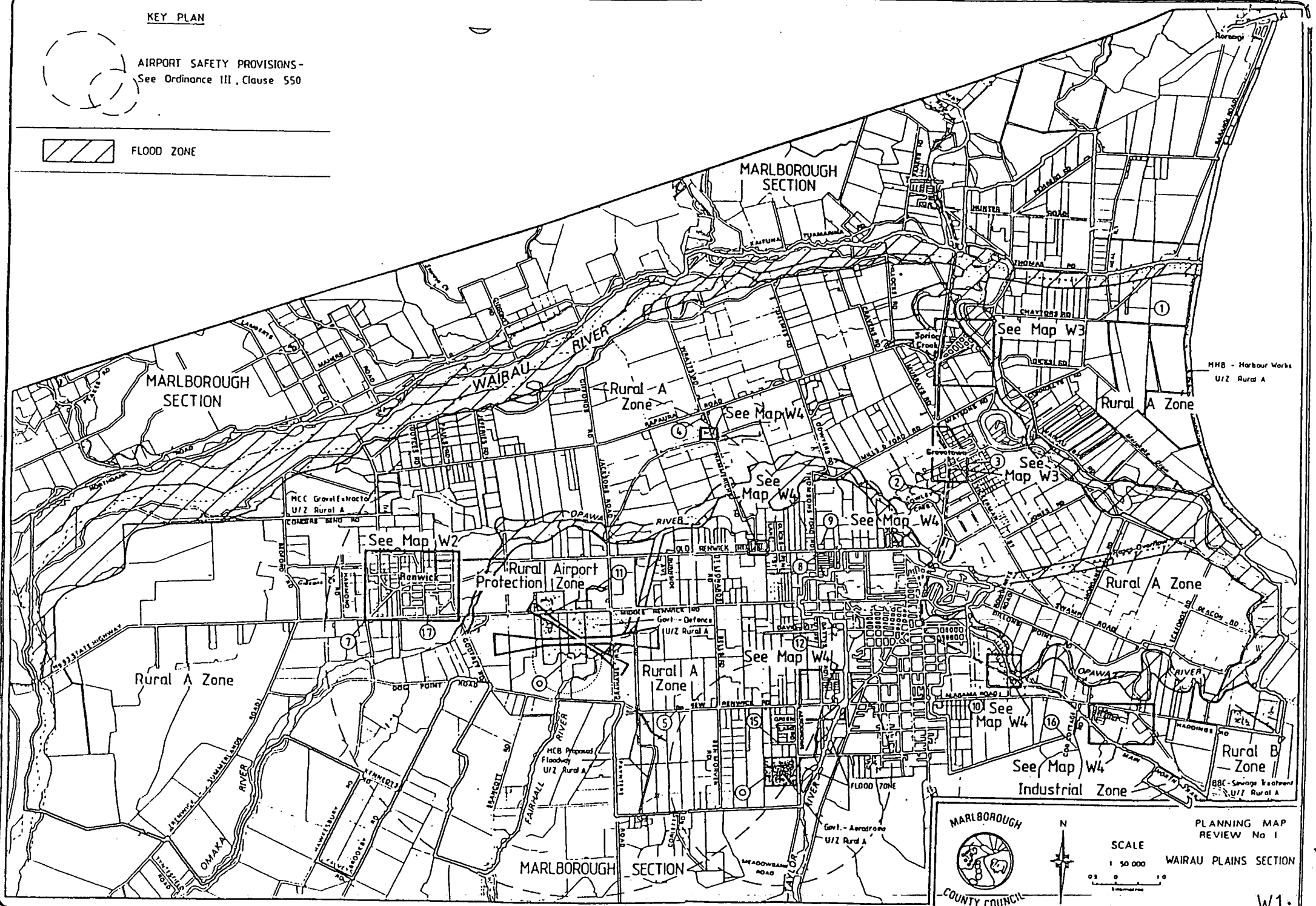
KEY PLAN



AIRPORT SAFETY PROVISIONS -
See Ordinance III, Clause 550



FLOOD ZONE



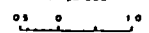
MARLBOROUGH

COUNTY COUNCIL



SCALE

1:50,000



PLANNING MAP
REVIEW No 1

WAIRAU PLAINS SECTION

W1.

MARLBOROUGH DISTRICT COUNCIL
TOWN AND COUNTRY PLANNING ACT 1991

MARLBOROUGH DISTRICT PLAN

DISTRICT PLAN CHANGES APPROVED

Public Notice is hereby given that the following changes to the Marlborough District Plan have been approved by the Council by resolutions passed at its meeting held on 14 November 1991. No objections were received.

Awatere Section

Change No. 91/14 - "Rezone Stopped Roads - 'Rural'".

Blenheim Section

Change No. 91/12 - "Alter C1 Zone to Residential 2 Zone, Hospital Road, Blenheim".

Change No. 91/16 - "Rezone Stopped Road"

Marlborough Division Section

Change No. 91/13 - "Rezone Stopped Roads"

Picton Section

Change No. 91/17 - "Rezone Stopped Road"

Wairau Plains Section

Change No. 91/15 - "Rezone Stopped Road"

The Council has resolved that such changes to the District Plan shall come into operation on Monday 9 December 1991.

Copies of the District Plan changes as approved have been deposited in the offices of Council and the Picton Service Centre and may be inspected without fee by any person who so requires at any time when that office is open to the public.

For enquiries please contact Mrs Mills - 578 5249.

Dated at Blenheim this 28th day of November 1991.

W.J.D. OLLIVER,
MANAGER, POLICY & REGULATORY.

For Marlborough District Council.

Please Insert: Marlborough Express (Single Column) Thursday, 5 December 1991.

"PLEASE CHARGE AT LOCAL AUTHORITY RATES" No. 541 Please quote on your invoice.

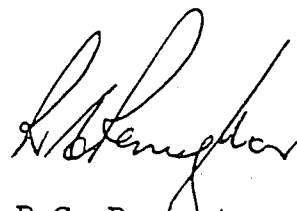
PLN/0/6/4/91/15

TOWN AND COUNTRY PLANNING ACT 1977

CHANGE TO THE DISTRICT PLAN NO. 91/15

'REZONE STOPPED ROADS'

Certified a true and correct copy of the change to the Wairau Plains
Section of the Marlborough District Plan approved by
resolution of the Marlborough District Council
on 14 November 1991.

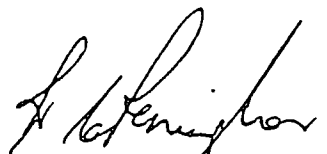


R.C. Penington
GENERAL MANAGER

The common seal of the Marlborough District Council was hereunto
affixed this 14 day of November in the presence of:



L.F. McKendry
MAYOR

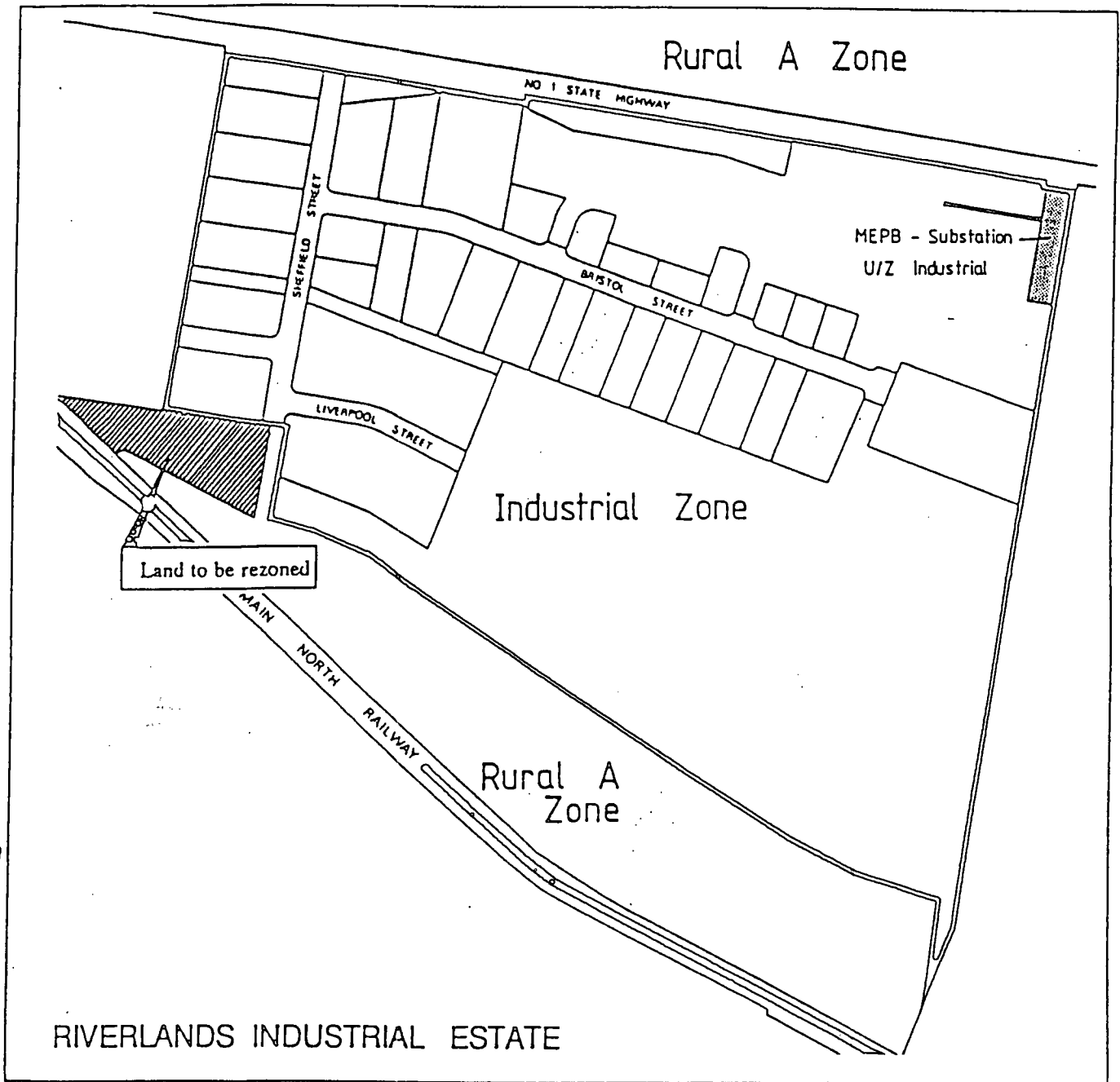


R.C. Penington
GENERAL MANAGER

Date Operative
9 December 1991

MARLBOROUGH DISTRICT COUNCIL
PROPOSED CHANGE TO DISTRICT SCHEME

SCHEME CHANGE 90/5



SCALE AT A4 1:5260

Rezoning of Land
from 'RURAL A' to 'INDUSTRIAL'

Land to be rezoned shown thus



LOCALITY PLAN

PLN/0/6/4/90/05

TOWN AND COUNTRY PLANNING ACT 1977
CHANGE TO THE DISTRICT PLAN NO. 90/05
"REZONE LAND INDUSTRIAL FROM RURAL A
- RIVERLANDS INDUSTRIAL ESTATE"

Certified a true and correct copy of the change to the Wairau Plains
Section of the Marlborough District Plan approved by
resolution of the Marlborough District Council
on 9 July 1992.

R.C. Penington
.....
R.C. Penington
GENERAL MANAGER.

The Common Seal of the Marlborough District Council was hereunto affixed this
9th day of July 1992 in the presence of:



.....
L.F. McKendry
MAYOR.

R.C. Penington
.....
R.C. Penington,
GENERAL MANAGER.

Date Operative
20 July 1992



Minutes of Policy and Regulatory Meeting 5 September 1991

A3068
PLANNING

UPLIFTING OF DESIGNATION - GOVERNMENT BUILDINGS (DESIGNATION NO. 2)

The Department of Conservation had requested the removal of a designation over land which was previously the Department of Conservation base at Grovetown. The land was described as Part Section 38 Wairau West Registration District and the property has on it storage and accommodation buildings which were now redundant as far as the Department was concerned. The Department had requested, pursuant to the provisions of Section 122 of the Town and Country Planning Act 1977 that the designation shown on the planning maps be removed.

RECOMMENDED: That pursuant to Section 122 of the Town and Country Planning Act 1977 the designation Government Buildings (Designation No. 2) be removed and the statutory procedures acted on.

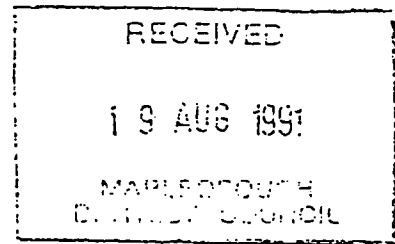
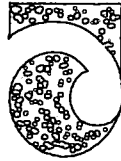
REPORT AND MINUTES OF AN ORDINARY MEETING OF THE MARLBOROUGH DISTRICT COUNCIL HELD IN THE COUNCIL CHAMBERS, SEYMOUR STREET, BLENHEIM ON THURSDAY, 3 OCTOBER 1991 COMMENCING AT 4.00 P.M.

A3173
COUNCIL

ADOPTION

Cllrs Briggs/Sarsanti: That the Committee reports contained within Minute Nos. A3065 - A3084 be approved and adopted.

Carried



CONSERVATION
TE PAPA ATAWHAI

BUI:1212
JDH:SXF

~~14 November 1990~~
15 February 1991

The Manager
Marlborough District Council
PO Box 443
BLenheim

| | |
|------------|-----------|
| FILE No: | PLN/0/6/2 |
| OFFICER: | N MORRIS |
| COPIES TO: | |
| COMMENTS: | |

Dear Sir

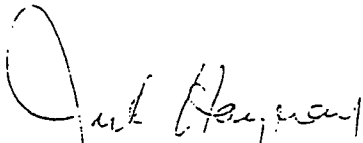
REMOVAL OF DESIGNATION GROVETOWN BASE
PT SECTION 38 WAIRAU WEST REGISTRATION DISTRICT

The department is considering the disposal of its storage/accommodation facility at Grovetown following the purchase of the office/store complex at Renwick and the shift of office administration from the leased premises at Seymour Street to Renwick.

The base area, comprising two separate, but adjoining sections is presently designated for Government Buildings in the operative Wairau Plains section of the Marlborough District Scheme.

In order to facilitate the future proposed disposal of both sections would you please take appropriate action pursuant to Section 122 of the Town & Country Planning Act to alter the district scheme to remove the designation from the two sections of areas 3590 m² and 317 m², both being part section 38, Wairau West Registration District as shown on SO Plan 6002.

Yours faithfully


Jack Hayward
for Ian Black
REGIONAL CONSERVATOR

A100 DESIGNATIONS

A101 PLANNING MAPS

Where possible the various Designations for Public Works have been described by annotation on the Planning Maps. In some instances the properties that are the subject of Designation are not readily distinguishable because of map scale and full annotation would reduce legibility of the maps.

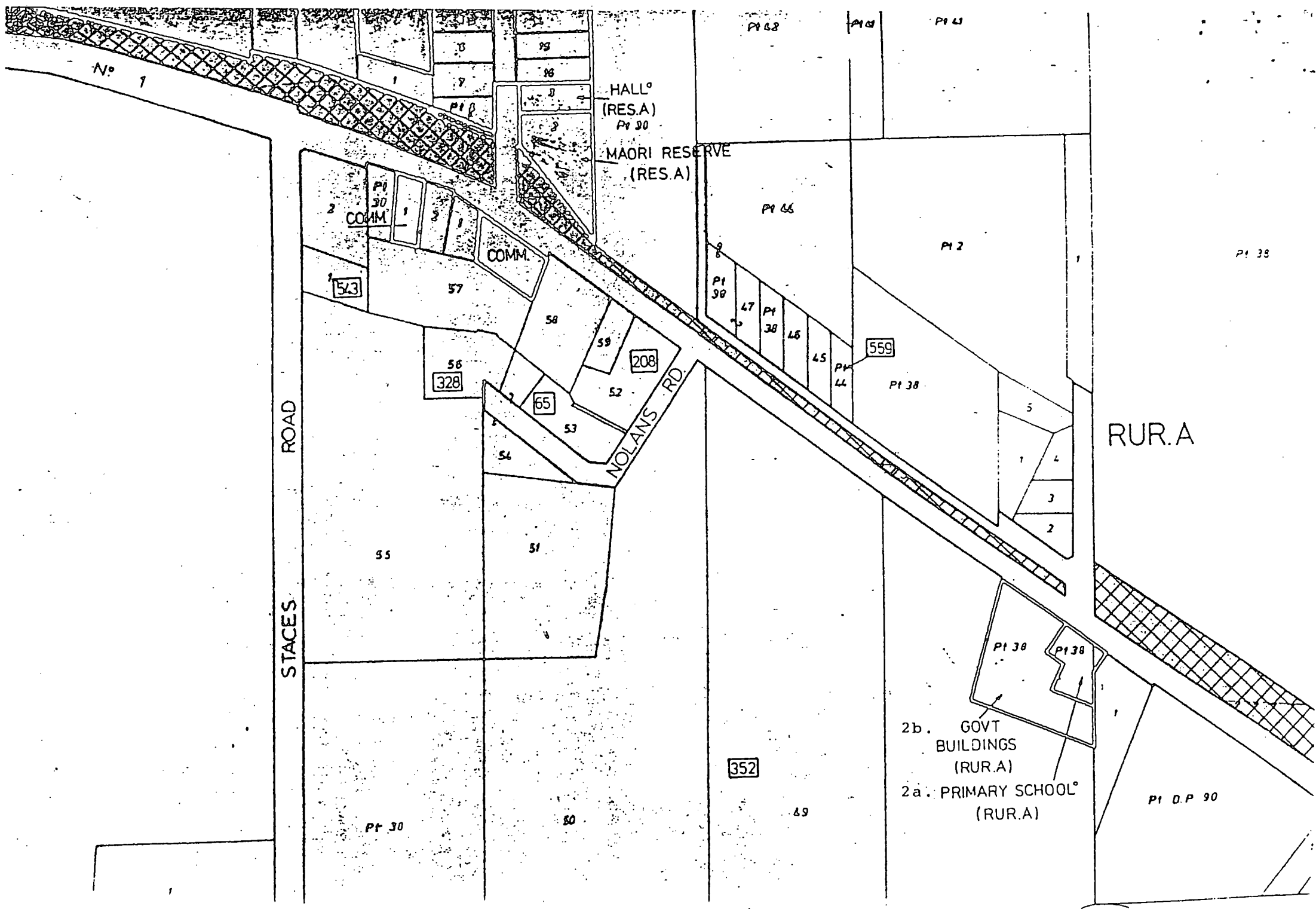
Sites are identified by reference numbers that relate to a schedule set out below, an explanatory legend can be found on the Scheme Structure Map.

A102 DESIGNATIONS FOR STATE HIGHWAY AND RAILWAYS

State Highways and Railways are designated for Public Works. Works for the safe and efficient operation of the service are covered by the Designation.

A103 SCHEDULE OF DESIGNATIONS

| <u>No.</u> | <u>Purpose</u> | <u>U/Z</u> | <u>Description</u> |
|------------|-----------------------------|------------|---|
| 1. | School (Marshlands) | Rural A | Pt 44 Picton Suburban Blk VIII Cloudy Bay S.D. |
| 2a. | School | Rural A | Pt Lot 61 D.P. 90. Sec 38 W.W. District Blk XI Cloudy Bay S.D. |
| 2b. | Government Buildings | Rural A | Pt Sec 38 Wairau West Dist. Blk XI Cloudy Bay S.D. |
| 3. | School (Grovetown) | Rural A | Lots 1, 2, 16 D.P. 1359 Blk XI Cloudy Bay S.D. |
| 4. | School (Rapaura) | Rural A | Lot 1, 2 D.P. 1288 Blk X Cloudy Bay S.D. |
| 5. | School (Fairhall) | Rural A | Lots 1, 3 D.P. 1239 and Pt Sec 20 Omaka R.D. Blk |
| 6. | School (Riverlands) | Rural A | Lot 26, Pt Lot 23 D.P. 16 and Pt Lot 2 D.P. 1232 and Closed Road Blk XVII |
| 7. | M.E.P.B. - Substation | Rural A | Lots 1, 3 D.P. 4496 Blk XIII Cloudy Bay S.D. |
| 8. | M.E.P.B. Depot & Substation | Rural A | Lots 5, 6 D.P. 40 |



Nº 1

STACES ROAD

NOLANS RD.

HALL^o
(RES.A)
Pt 30

MAORI RESERVE
(RES.A)

RUR.A

2b. GOVT
BUILDINGS
(RUR.A)
2a. PRIMARY SCHOOL^o
(RUR.A)

Pt D.P. 90

COMM.
57
58
59
56
328
65
52
53
54
55
51

Pt 66
Pt 2
Pt 38
47
Pt 38
48
45
Pt 44
559
Pt 38
5
1
4
3
2

352

49

Pt 30

80

Pt 38

Pt 68

Pt 69

Pt 43

Pt 38

Pt 38

MARLBOROUGH



DISTRICT COUNCIL

REPORT AND MINUTES OF AN ORDINARY MEETING OF THE MARLBOROUGH DISTRICT COUNCIL HELD IN
THE COUNCIL CHAMBERS, SEYMOUR STREET, BLENHEIM

on 23 January 1992

A3482
PLANNING

REMOVAL OF DESIGNATION : 9b N.Z.E.D. DEPOT AND HOUSES, WAIRAU PLAINS SECTION OF THE
MARLBOROUGH DISTRICT PLAN

Pursuant to Section 182 of the Resource Management Act 1991 notice had been given that Trans Power New Zealand Limited no longer require the following designation ;

"9b N.Z.E.D.-Depot and Houses, Rural A, Part Lot 1, D.P. 3500 and Part Lot 1, D.P. 721 Cloudy Bay Survey District"

on its substation and houses at Old Renwick Road, Blenheim.

Cllrs Wadsworth/Barsanti: That the Wairau Plains Section of the Marlborough District Plan be amended to remove the designation 9b N.Z.E.D. - Depot and Houses pursuant to Section 182 of the Resource Management Act 1991.

Carried

| <u>No.</u> | <u>Purpose</u> | <u>U/Z</u> | <u>Description</u> |
|--|--|-------------|--|
| 9a. | M.E.P.B. - Depot & Substation | Rural A | D.P. 1065 Blk XVI Cloudy Bay S.D. |
| 9b. | Designation removed. | | |
| 10. | Govt - Public Works Dept | Rural A | Pt Sec 102 Blk XVI Cloudy Bay S.D. |
| 11. | Govt - Defence | Rural A | Pt Secs 62, 166 Omaka Dist Blk XIV Cloudy Bay S.D. |
| 12. | M.C.C. - Water Supply | Rural A | Lot 1 L.T. 6570 |
| 13. | Govt - Primary School and Playcentre | Residential | Pt Sec 167 Wairau Registration District |
| <u>NOTE:</u> Reference No. 14 not used | | | |
| 14. | | | |
| 15. | Govt Buildings | Rural A | Sec 23 Blk III Taylor Pass S.D. |
| 16. | MCC - Water Supply (Riverlands) | Rural A | |
| 17. | Halls for Community Purposes | | |
| | Riverlands Hall | Rural A | Sec 52, Opawa District, Blk XVII, Cloudy Bay S.D. (C.T. 3/131) |
| | Grovetown Hall | Rural A | Sec 3, Blk XI, Cloudy Bay S.D. |
| | Spring Creek Hall | Rural A | Lot 1, DP 2417 and Pt Lot 86, DP 486, Blk XI, Cloudy Bay S.D. |
| | Rapaura Hall | Rural A | Lots 1 and 2, DP 2952 and Lot 2, DP 4475, Blk X, Cloudy Bay S.D. |
| | Fairhall Hall | Rural A | Lot 1, DP 4324 (C.T. 2D/611) |
| 18. | Marlborough Catchment Board Doctors Creek Diversion | Rural A | Detailed on Marlborough Catchment Board drawing No. 1156. |

RESOURCE MANAGEMENT REGULATIONS 1991

FORM 16

Notice to Territorial Authority of Removal of Designation
under Section 182 of the Resource Management Act 1991

To the Marlborough District Council,


1. Trans Power New Zealand Limited of 23 Lambton Quay,
(PO Box 1021), Wellington, hereby gives notice that it no longer
requires the following designation,

"9B N.Z.E.D. Depot and Houses, Rural A, Part Lot 1 DP 3500
and Part Lot 1 DP 721 Cloudy Bay Survey District",

on its substation and houses at Old Renwick Road, Blenheim.

2. Trans Power New Zealand Limited now requests the Marlborough
District Council to amend the District Plan as required by
Section 182 of the Resource Management Act 1991.

Signed for and on behalf of
TRANS POWER NEW ZEALAND
LIMITED by its Attorney,
ALLAN JARDINE BURDETT


.....

Dated at Wellington this 22nd day of October, 1991.

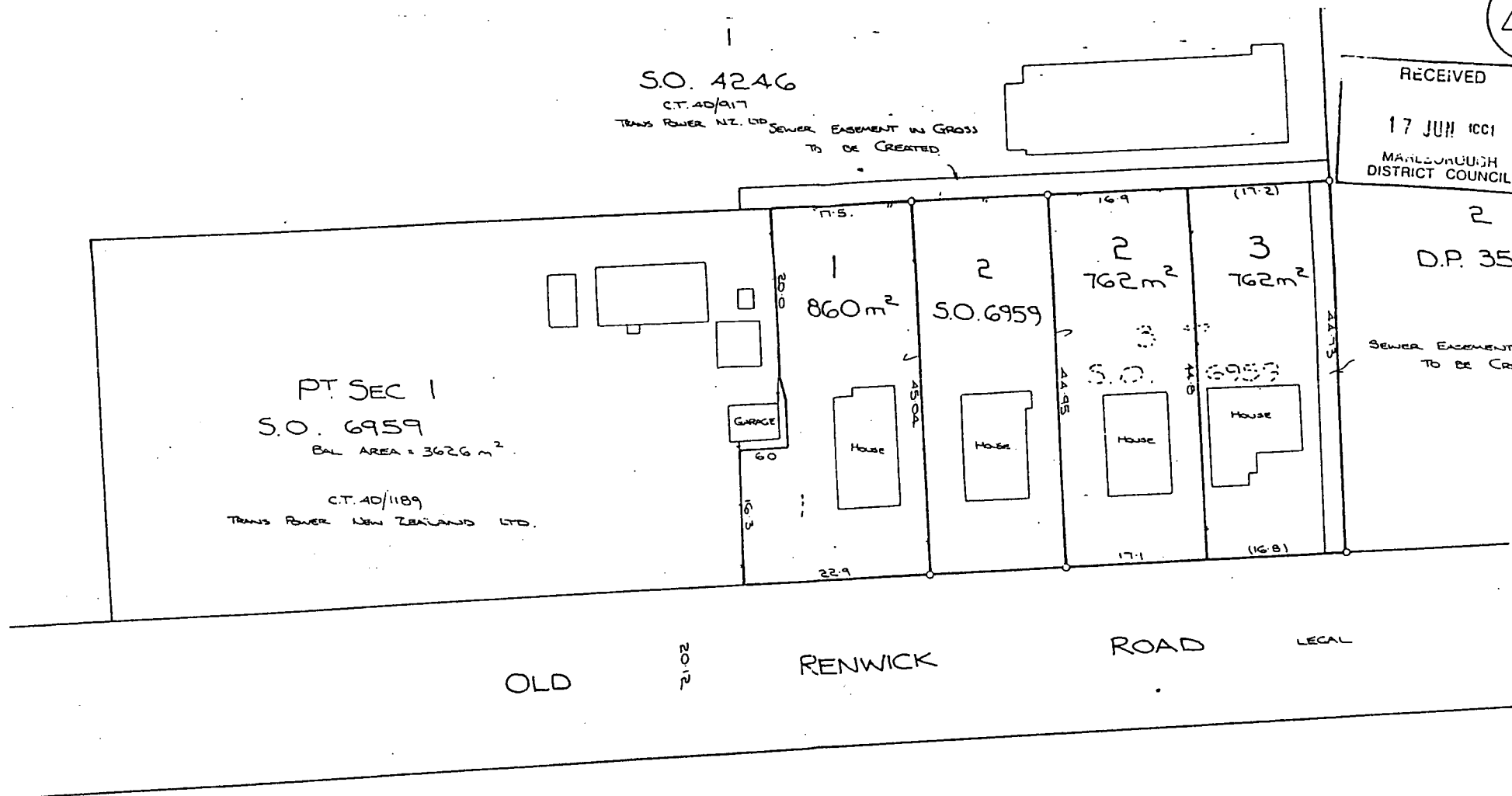


RECEIVED
17 JUN 1991
MARLBOROUGH
DISTRICT COUNCIL

S.O. 4246
C.T. 40/117
TRANS RIVER N.Z. LTD
SEWER EASEMENT IN GROSS
TO BE CREATED

2
D.P. 3500

SEWER EASEMENT IN GROSS
TO BE CREATED



A.J. Hawke
A.J. HAWKE
REGISTERED SURVEYOR

PROPOSED SUBDN OF SEC'S 1 & 3, S.O. 6959.

SCALE 1:500

JUNE 1991

PREPARED BY GILBERT, HAYMES & ASSOCIATES, REGISTERED SURVEYORS

BLenheim

NOTE: FINAL AREAS AND BOUNDARY
DIMENSIONS WILL BE
ACCURATELY DETERMINED AT
TIME OF SURVEY

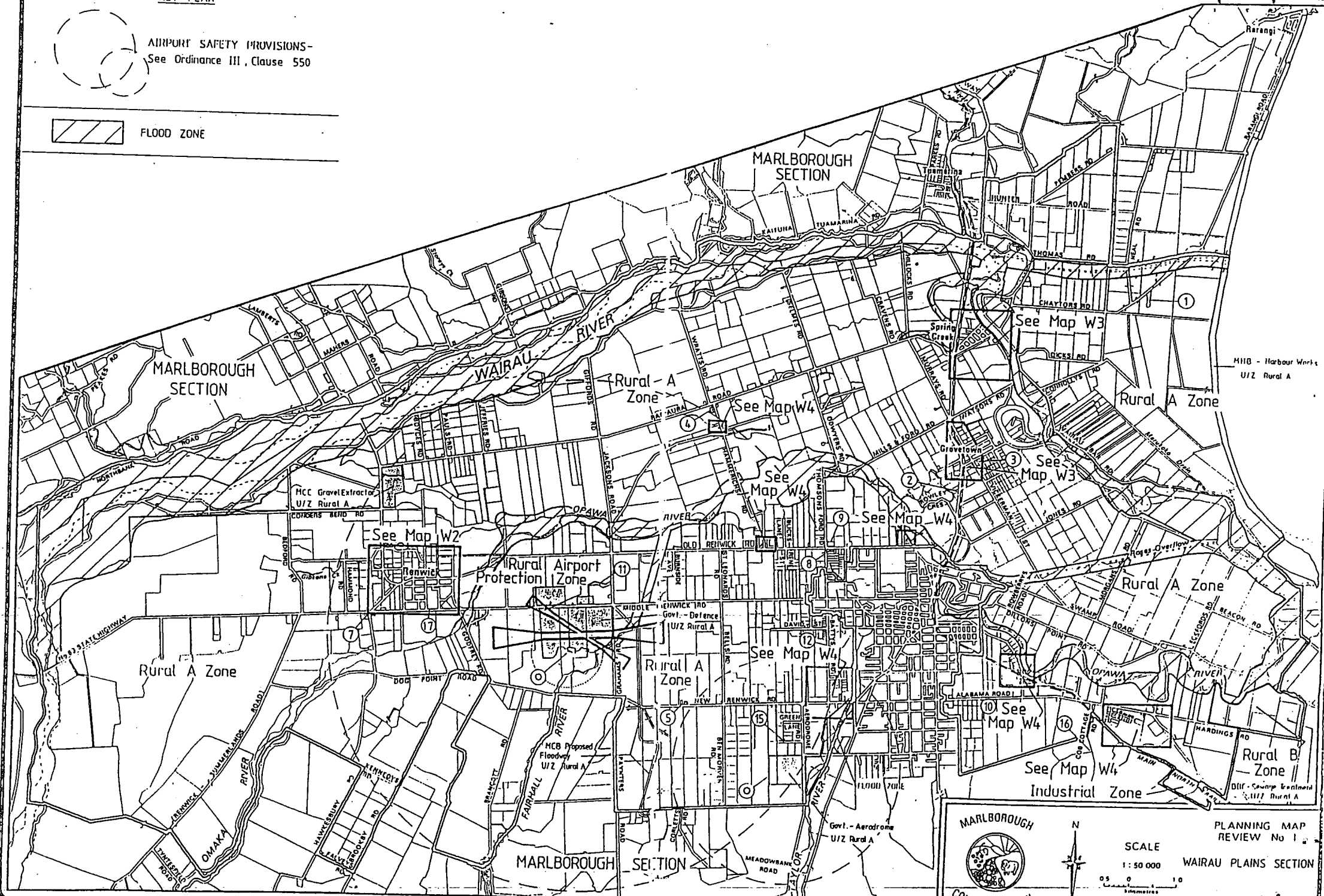
KEY PLAN



AIRPORT SAFETY PROVISIONS-
See Ordinance III, Clause 550



FLOOD ZONE



SCALE

1 : 50 000

PLANNING MAP
REVIEW No 1

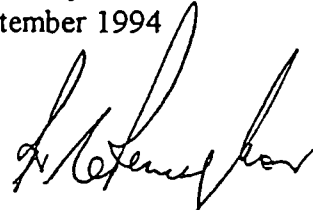
WAIRAU PLAINS SECTION

W1

DP/24

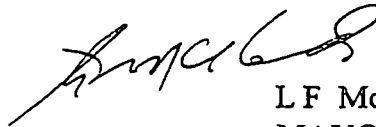
Resource Management Act 1991
Change to the District Plan No. DP/24
"Purkiss Street, Blenheim"

Certified a true and correct copy of the change to the Blenheim and Wairau Plains Section
of the Transitional Marlborough District Plan approved by resolution of the
Marlborough District Council on 22 September 1994

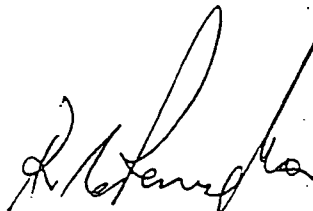
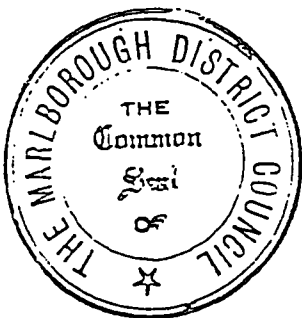


R C PENINGTON
GENERAL MANAGER

The Common Seal of the Marlborough District Council was hereunto affixed this 22nd day of
SEPTEMBER 1994 in the presence of:

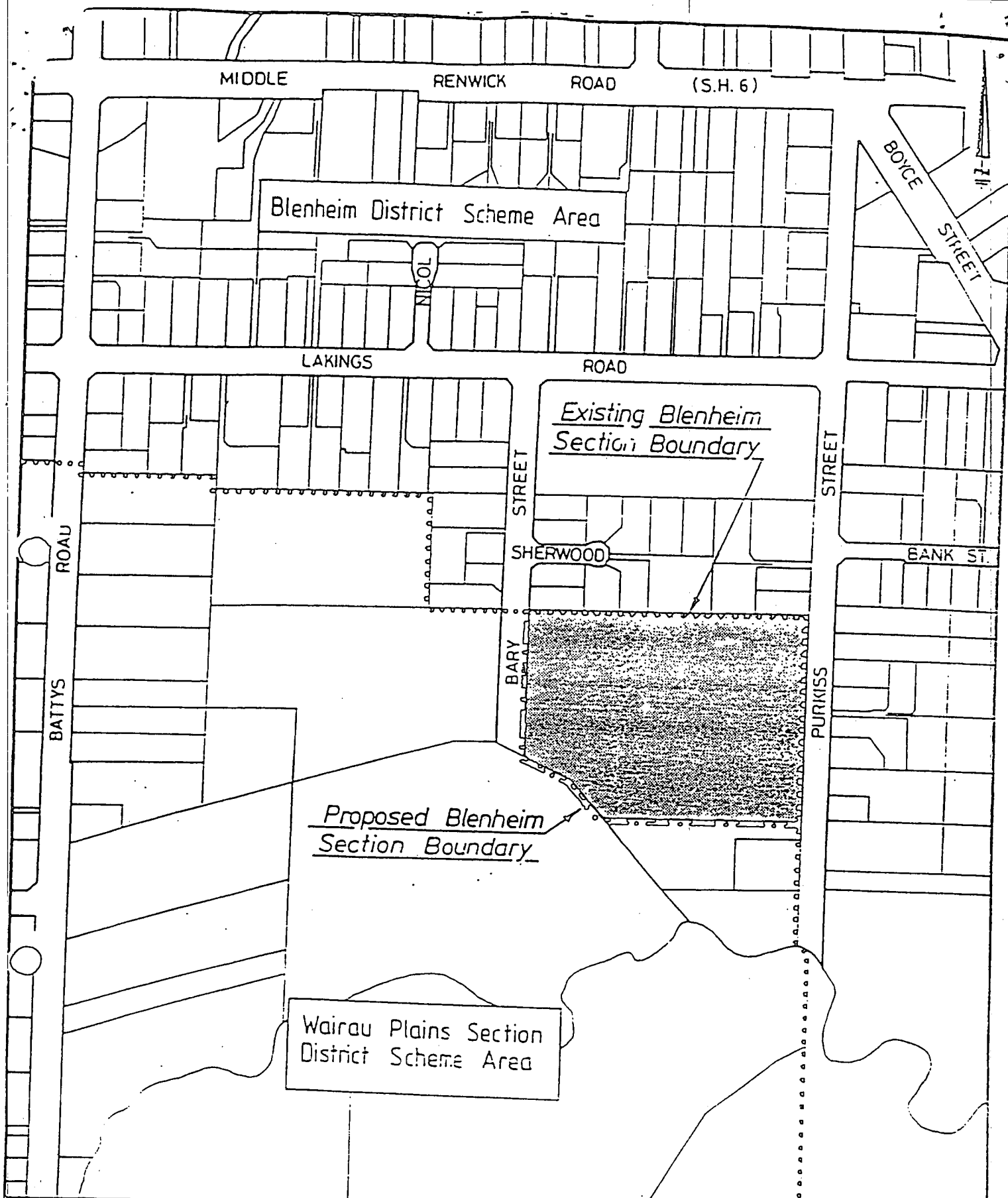


L F MCKENDRY
MAYOR



R C PENINGTON
GENERAL MANAGER

Date Operative
6 October 1994.



Land to be deleted from Marlborough District Plan Wairau Plains Section and included as a territorial addition to the Blenheim Section of the District Plan and rezoned from Rural A to Residential 2

Davie Lovell-Smith
 a Partnership in Association with Lovell-Smith & Coles Ltd
 PLANNERS ■ SURVEYORS ■ ENGINEERS
 51 Elmwood Ave, 2nd Floor, Christchurch, New Zealand
 PO Box 111, 221, 223, 225, 227, 229, 231, 233, 235, 237, 239, 241, 243, 245, 247, 249, 251, 253, 255, 257, 259, 261, 263, 265, 267, 269, 271, 273, 275, 277, 279, 281, 283, 285, 287, 289, 291, 293, 295, 297, 299, 301, 303, 305, 307, 309, 311, 313, 315, 317, 319, 321, 323, 325, 327, 329, 331, 333, 335, 337, 339, 341, 343, 345, 347, 349, 351, 353, 355, 357, 359, 361, 363, 365, 367, 369, 371, 373, 375, 377, 379, 381, 383, 385, 387, 389, 391, 393, 395, 397, 399, 401, 403, 405, 407, 409, 411, 413, 415, 417, 419, 421, 423, 425, 427, 429, 431, 433, 435, 437, 439, 441, 443, 445, 447, 449, 451, 453, 455, 457, 459, 461, 463, 465, 467, 469, 471, 473, 475, 477, 479, 481, 483, 485, 487, 489, 491, 493, 495, 497, 499, 501, 503, 505, 507, 509, 511, 513, 515, 517, 519, 521, 523, 525, 527, 529, 531, 533, 535, 537, 539, 541, 543, 545, 547, 549, 551, 553, 555, 557, 559, 561, 563, 565, 567, 569, 571, 573, 575, 577, 579, 581, 583, 585, 587, 589, 591, 593, 595, 597, 599, 601, 603, 605, 607, 609, 611, 613, 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4333, 4335, 4337,

7/02/06

TOWN AND COUNTRY PLANNING ACT 1977

MARLBOROUGH COUNTY COUNCIL

REGISTER OF OBJECTS AND/OR PLACES OF

HISTORICAL OR SCIENTIFIC INTEREST OR NATURAL BEAUTY

WAIRAU PLAINS SECTION

MARLBOROUGH SOUNDS SECTION

| <u>Ref. No.</u> | <u>Location</u> | <u>Nature of Site</u> | <u>Remarks</u> |
|-----------------|---|------------------------|---|
| S1 | Crail Bay, Pelorus Sound. | Maori Pits | To be historical reserve. |
| S2 | Mahakipawa Pelorus Sound. | Maori Settlement Site | Terraced Site, 392.95 ha. |
| S3 | Moioio Island, Tory Channel. | Maori Pa Site | Scenic Reserve. |
| S4 | Te Awaiti, Tory Channel. | Whaling Station | Birthplace of John Guard, First white child in South Island. |
| S5 | Ngakuta Point, Queen Charlotte Sound. | Maori Burial Ground | Historical Reserve. |
| S6 | Karaka Point, (Te Rao-O-Te Karaka) Queen Charlotte Sound. | Maori Fort | Ancient Pennsular Fort, one that fell to Te Rauparaha in the 1820's. Historical Reserve. |
| S7 | Ship Cove, Queen Charlotte Sound. | Captain Cook Memorial | Cook hoisted Union Jack 1770. Historical Reserve contains Cook's Base in Queen Charlotte Sound 1092.8026 ha. |
| S8 | Endeavour Inlet, Queen Charlotte Sound. | Private Scenic Reserve | |

| <u>Ref. No.</u> | <u>Location</u> | <u>Nature of Site</u> | <u>Remarks</u> |
|-----------------|--|------------------------|---|
| S9 | Motuara Island Queen Charlotte Sound. | Captain Cook Memorial | Motuara Island Post Set up 31/1/1770 - 58.68 ha. Captain Cook took possession in the name of George III. Cairn and small tablet erected. Historical Reserve. |
| S10 | Kakapo Bay, Port Underwood. | Cemetery (NZHPT Cairn) | Guard Family private burial ground. Whalers also buried - site of John Guard's Whaling Station. |
| S11 | Port Underwood - Horahora Kakahu Island | Maori Pa Site | Horahora - Kakahu Pa, Ancient Maori Pa. Also site of Bunbury's Ceremony of Proclaiming Sovereignty over South island (Treaty of Waitangi) 16/6/1840. Historical Reserve. |
| S12 | Whites Bay | Cable Hut. | First cable across Cook Strait, 1866. Crown Land Leased. |

MARLBOROUGH SECTION

| <u>Ref. No.</u> | <u>Location</u> | <u>Nature of Site</u> | <u>Remarks</u> |
|-----------------|-----------------|--|--|
| M1 | Rai Valley | Cottage being restored - Grant NZHPT. | |
| M2 | Canvastown | Obelisk and Monument | 1864 Gold Discovery and Mining |
| M3 | Pelorus | Cemetery | Couper Family Private Cemetery |
| M4 | Pelorus Bridge | Totara Trees | Reputed 500 years old, near site of old Pa - Titi Roukawa. |
| M5 | Tua Marina | Maori Affray | Cemetery monument - first clash of Wairau Affair, Massacre Hill. Cemetery Reserve : 2.0234 ha. |
| M6 | Tua Marina | Tua Marina Settlers Memorial | Centennial Cememony 1943, Wairau Massacre. |
| M7 | Tua Marina | Titoki Tree | One of two trees to which the Maori Canoe was tied at the time of the Wairau Affray. |
| M8 | Langley Dale | Eucalyptus Globulus Tree | Tree planted to commemorate the separation of the Marlborough and Nelson Provinces. |
| M9 | Langley Dale | English Oak Tree | Planted by William Adams, C 1860. |
| M10 | Langley Dale | Horse Chestnut Tree | Planted 1860. |

| <u>Ref. No.</u> | <u>Location</u> | <u>Nature of Site</u> | <u>Remarks</u> |
|-----------------|-----------------|--|---|
| M11 | Langley Dale | Irish Yew Tree | Planted C 1870. |
| M12 | Langley Dale | Lime Tree | Planted C 1870. |
| M13 | Taylor Pass | Eucalyptus Species (probably Globulus) plantation. | Planted by Eyes and Empson between 1857 - 1860. |
| M14 | Wairau Bar | Moa Sites | Excavations Canterbury Museum (Marlborough Harbour Board Land Leased to Canterbury Museum). |
| M15 | Wairau Bar | Eucalyptus Globulus | The largest of 12 trees said to have been planted by one James C 1843. |
| M16 | Tua Marina | Titoki Tree | Growing at the time of the Wairau Incident, C 1943. Marks the spot where the Incident took place. |

WAIRAU PLAINS SECTION

| <u>Ref No.</u> | <u>Location</u> | <u>Nature of Site</u> | <u>Remarks</u> |
|----------------|---------------------------------|--|---|
| W1 | Woodbourne | Flight site (marked by Blenheim Rotary Club Plaque) | Woodbourne Aerodrome - plate in ground commemorating Kingsford-Smiths 1928 Flight Air Department Control. |
| W2 | New Renwick Road, Woodbourne. | Flour mill (Godfrey? marked by Marlborough Historical Society) | Earliest in Marlborough Construction work still discernable. |
| W3 | Blenheim | Old Cob House (Cob Cottage) | Main Highway, Riverlands. Redwood's House, built 1850, well preserved. Excavations Canterbury Museum. |
| W4 | Spring Creek Motorcamp | Himalayan Cedar Tree | Situated at the original homestead of the Redwood family. |
| W5 | Seven Oaks, Omaka Valley. | Himalayan Cedar Tree | Planted by Charles Goulter, son of Cyril Goulter, an early settler, C 1875. |
| W6 | Lake Timara | Indian Bean Tree | Planted by Redwood Goulter C 1918. |
| W7 | Fairhall Homestead, Woodbourne. | Eucalyptus Viminalis Tree | Planted by Henry Godfrey C 1866. |
| W8 | Rapaura | Populus Deltoides "Viginiana" Necklace Poplar Tree. | The larger of two trees planted by George Dodson, J.P., C 1960. |
| W9 | Middle Renwick Road | Californian Big Tree | |

| <u>Ref No.</u> | <u>Location</u> | <u>Nature of Site</u> | <u>Remarks</u> |
|----------------|------------------------------|-----------------------|---|
| W10 | Lake Timara, Hawkesbury. | Yunnan Polar Tree | Planted in 1908 by Redwood Goulter, the first owner of Lake Timara Sheep Station. |
| W11 | Seven Oaks, Omaka Valley. | Caucasian Fir Tree | Planted by Cyrus Goulter, C 1875. |
| W12 | Middle Renwick Road | Himalayan Cedar Tree | Planted 1869. |
| W13 | Fairhall | English Yew Tree | Planted C 1870. |
| W14 | Main Road, Spring Creek. | Bunya Bunya Pine Tree | Planted by Henry Dodson, 1870. |
| W15 | Blind Creek Road | Norfolk Island Pine | The largest Norfolk Island Pine recorded in the South Island, planted by Frederick Smith in 1875. |
| W16 | Blind Creek Road | Japanese Cedar Tree | Planted C 1875. |
| W17 | Blind Creek Road | Ponderosa Pine Tree | Planted by Frederick Smith C 1875. |
| W18 | Seven Oaks, Omaka Valley. | Himalayan Cedars | A stand of 6 trees, planted C 1875 by Charles Goulter. |
| W19 | Seven Oaks, Omaka Valley. | Himalayan Spruce | Planted C 1875 by Charles Goulter. |
| W20 | Seven Oaks, Omaka Valley. | Douglas Fir | A number of trees with an average height of 35m. Planted by Harold Goulter C 1927. |

| <u>Ref No.</u> | <u>Location</u> | <u>Nature of Site</u> | <u>Remarks</u> |
|----------------|--|------------------------------------|---|
| W21 | Seven Oaks, Omaka Valley. | Caucasian Fir | A stand of 3 trees within a larger plantation. Two planted in 1875, and the third a seedling sown around 1930. |
| W22 | Seven Oaks, Omaka Valley. | Norway Spruce | Planted C 1875 by Cyrus Goulter. |
| W23 | Lake Timara, Hawkesbury. | Palm Tree | Planted C 1908 by Redwood Goulter - A rare palm for the area. |
| W24 | Lake Timara, Hawkesbury. | Spanish Fir | A rare tree, planted by Redwood Goulter C 1908. |
| W25 | Cnr Thomsons Ford Rd & Old Renwick Rd | Scarlet Gum Tree | |
| W26 | Sandhills - Bm/Pn State Highway | Bunya Bunya Tree | Planted C 1880. |
| W27 | Sandhills - Bm/Pn State Highway | London Plane Trees (Stand of 7) | Planted C 1916 by Hon. Mills, then MP for Marlborough |
| W28 | Sandhills - Bm/Pn State Highway | Manna Gum Tree | Age 100 years plus - Originally planted to indicate early survey pegs |


WAIRAU PLAINS SECTION

The following is an extract from the Marlborough County Council's Proposed District Planning Scheme Review.

CODE OF ORDINANCES. ORDINANCE IV CLAUSE 601

1. Register to be kept - In respect of any object or place of historic or scientific interest or natural beauty, the Council shall enter particulars thereof in a register to be kept at the office of the Council and shall forthwith notify the owner and occupier of land upon which any such object or place is situated that it has been registered and is required under the Scheme to be preserved. The register shall be open at all reasonable times for inspection by persons interested.
2. Registered Objects or Places to be Preserved - No person shall, without the written consent of the Council, wilfully destroy, remove, damage or reconstruct or alter or add to any object or place registered by the Council as aforesaid.
3. Power to Add to or Cancel Entries in Register - the Council may at any time add further objects or places of historic or scientific interest or natural beauty to the register and from thence such object or place shall be subject to the provisions of this Code. The Council may at any time cancel the registration, of any object or place, and shall thereupon make an appropriate alteration in the register and notify accordingly the owner or occupier of the land upon which the object or place is situated.
4. Procedure for Altering Register - The Council shall not reach a decision or act under either Clauses 2 or 3 of the Ordinance without first having advertised its intention to do so and then having inquired into the merits of so doing at a meeting, at which the owner or occupier who have a greater interest than the public in general, have been invited to attend and advance their views.
5. Power to Relax Other Provisions of the Scheme to Preserve Such Objects or Places - Notwithstanding any other provisions of this District Scheme, the Council may relax, alter, reduce or substitute any provision of this Code relating to bulk and location, parking and loading, or subdivision of land in any zone, if the Council considers such relaxation, alteration reduction or substitution would help preserve any object or place of historic or scientific interest or natural beauty and that such relaxation, alteration, reduction or substitution is in the public interest. Such relaxations or waivers shall be subject to the provisions of Ordinance II, Clause 159.

LEGEND

| | | |
|----------------------------------|-------|---|
| Zone Boundary | ..... | ————— |
| Borough Boundary | ..... | ----- |
| Designated Land | ..... |  |
| Zone Underlying Designation | ..... | U/Z |
| Marlborough County Council | ..... | MCC |
| Blenheim Borough Council | ..... | BBC |
| Marlborough Catchment Board | ..... | MCB |
| Marlborough Harbour Board | ..... | MHB |
| Marlborough Electric Power Board | ..... | MEPB |
| Rail Corporation | ..... | RC |
| Government | ..... | Govt |

Refer to Appendix I of the District
 Scheme for details of Designations
 incorporating areas too small to be
 shown on the map.

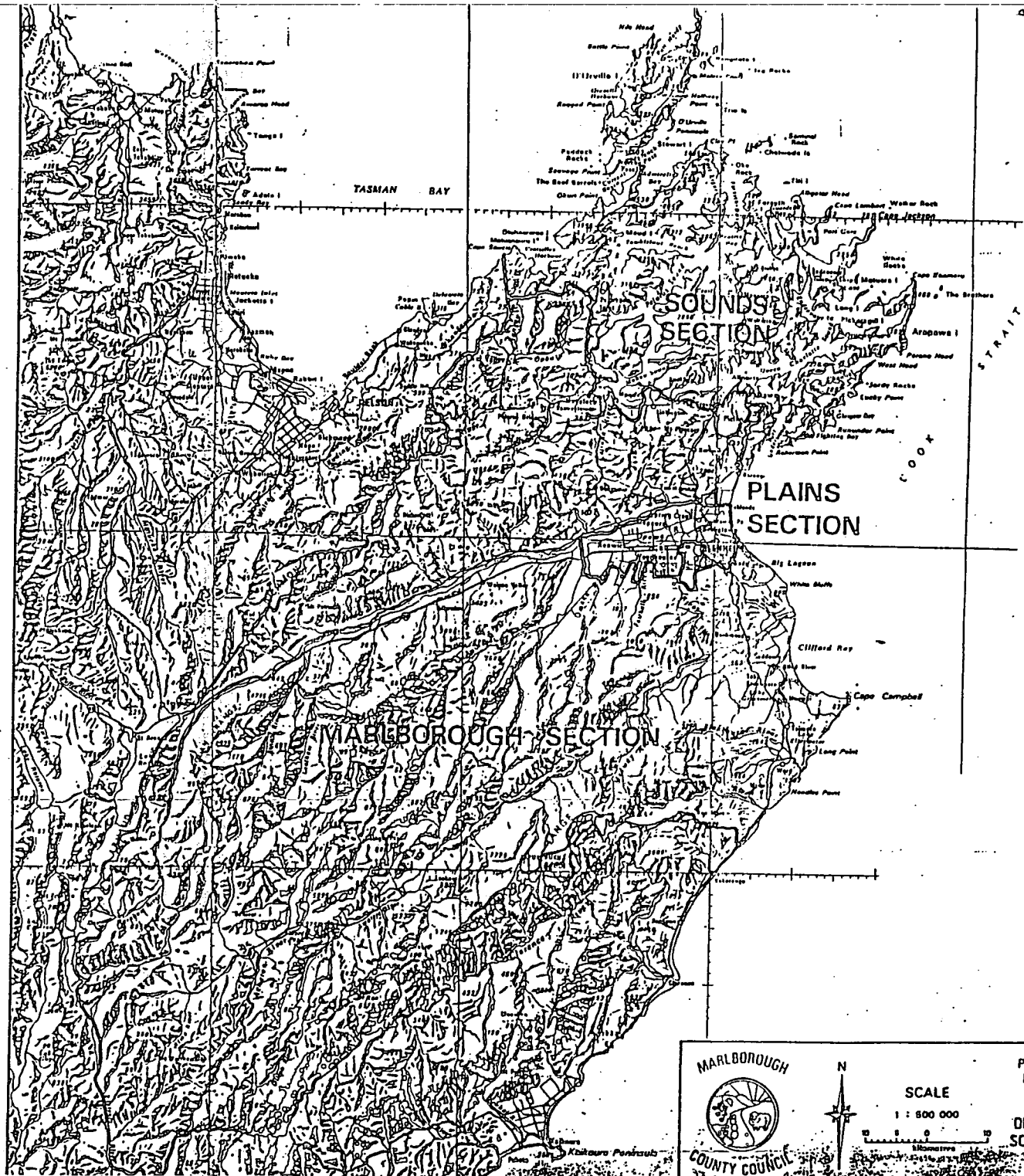



Refer to Appendix II for details



THESE PLANS ARE REDUCED FOR CONVENIENCE
 OF USE.


COPIES OF THE A2 SIZE ORIGINALS ARE
 AVAILABLE FOR PURCHASE ALSO



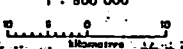


MARLBOROUGH
COUNTY COUNCIL

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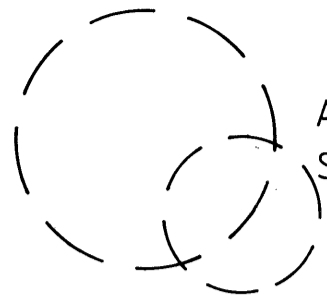
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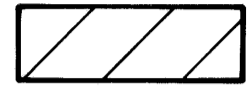
PLANNING MAP
REVIEW No. 1

DISTRICT PLANNING
SCHEME STRUCTURE

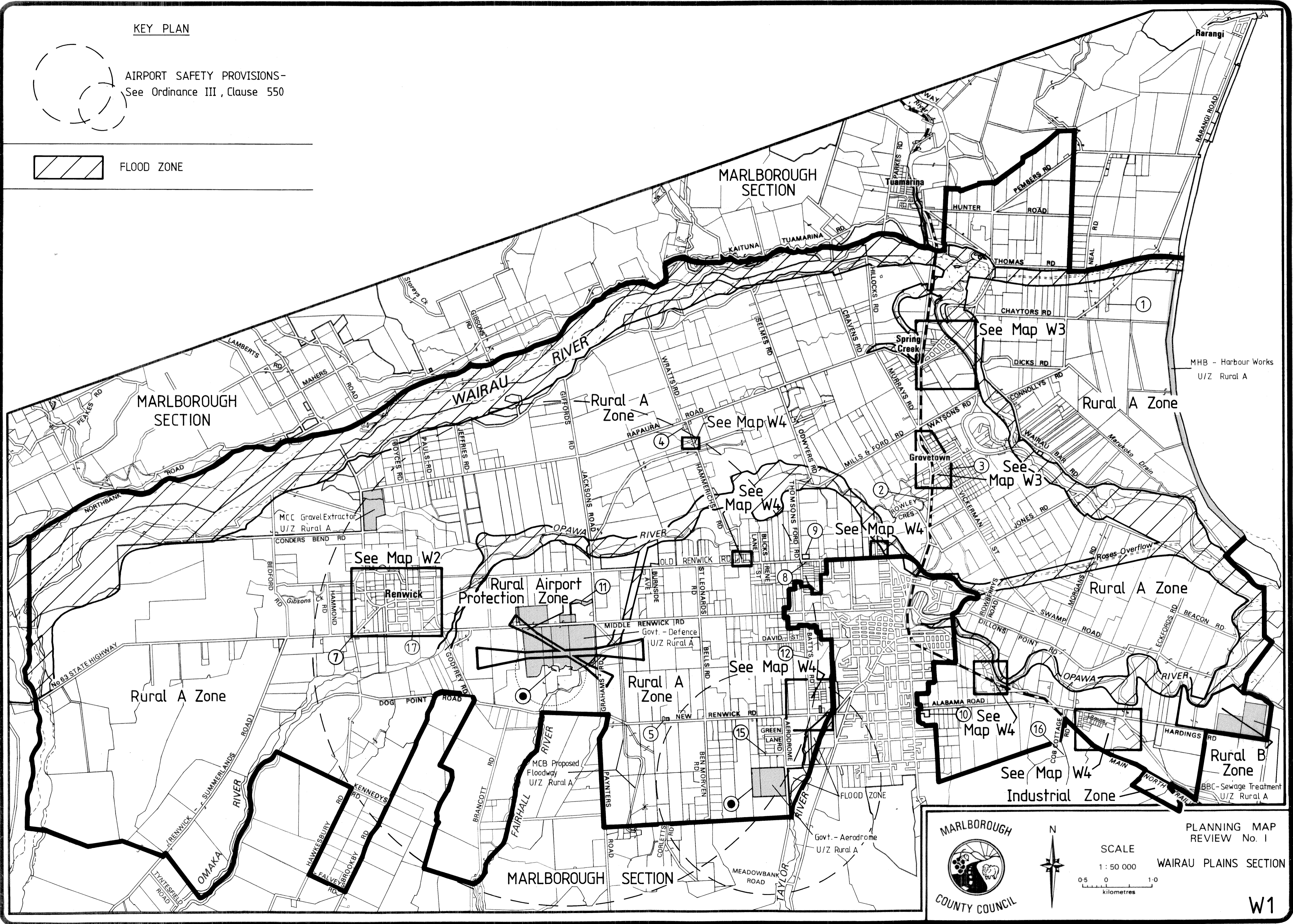
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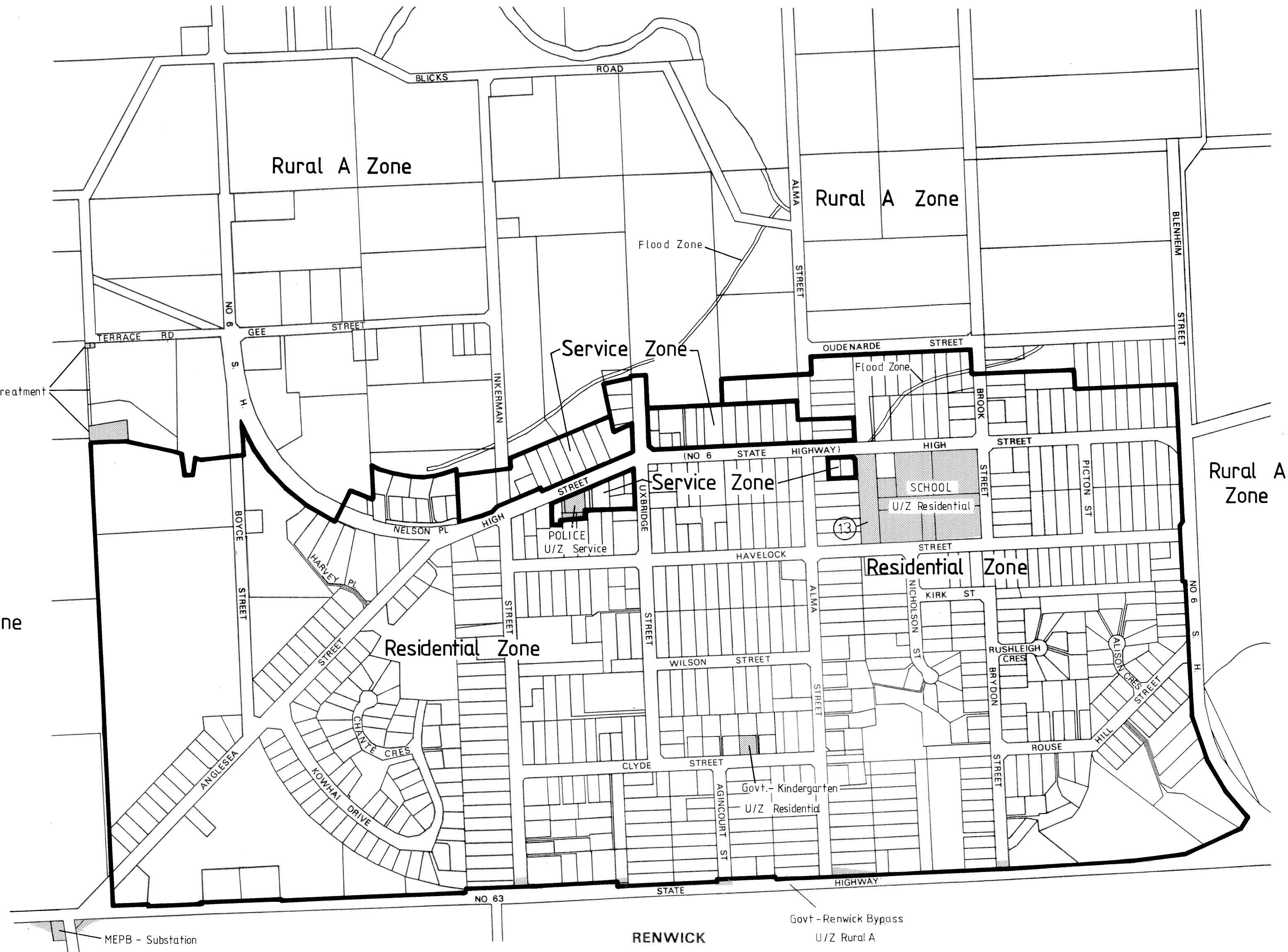


AIRPORT SAFETY PROVISIONS-
See Ordinance III, Clause 550



FLOOD ZONE





MCC - Water Supply and Treatment
U/Z Rural A

Rural A Zone

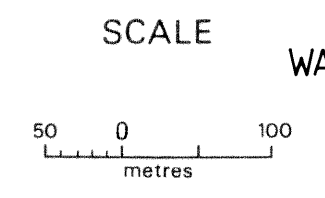
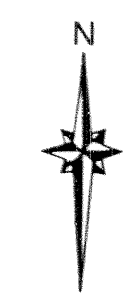
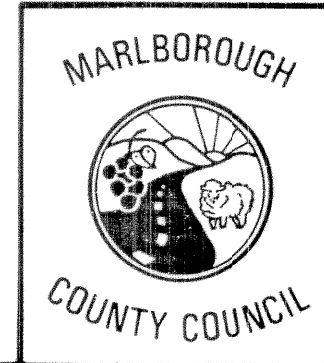
MEPB - Substation

RENWICK

Govt - Renwick Bypass
U/Z Rural A

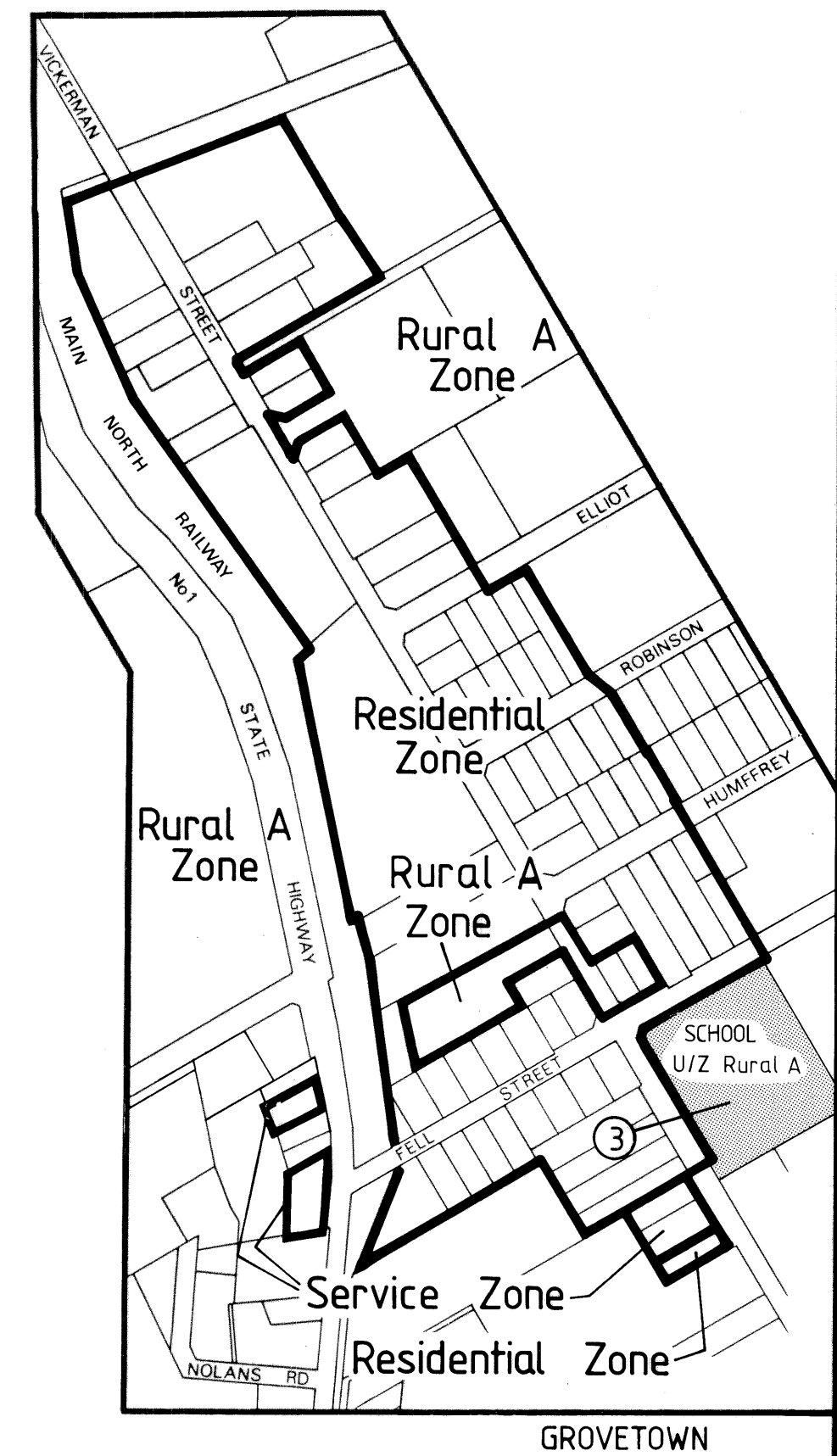
Rural A Zone

NOTE : Refer to Appendix II for details of splays
and road closures along SH 63 (TNZ Reference
TZTP/10/90/2)

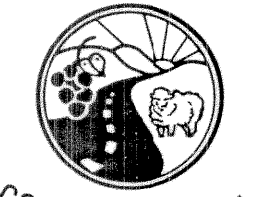


PLANNING MAP
REVIEW No. 1
WAIRAU PLAINS SECTION
Renwick

W2

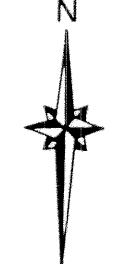


NOTE :
For Legend refer to Scheme
Structure Plan

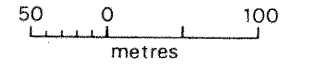


MARLBOROUGH
COUNTY COUNCIL

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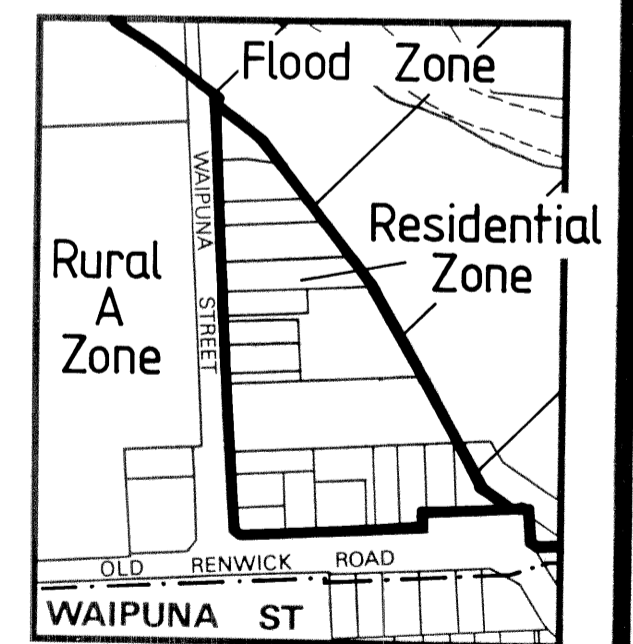
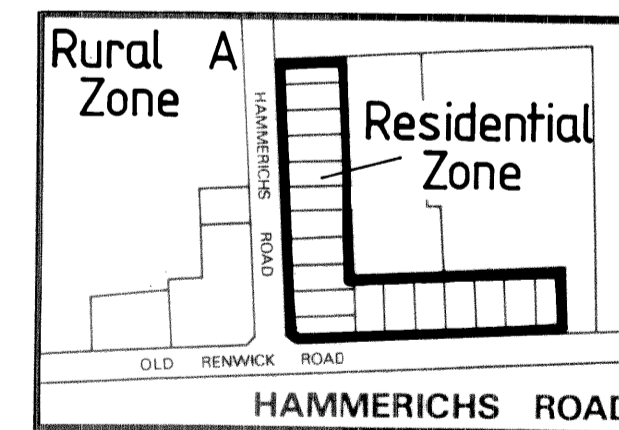
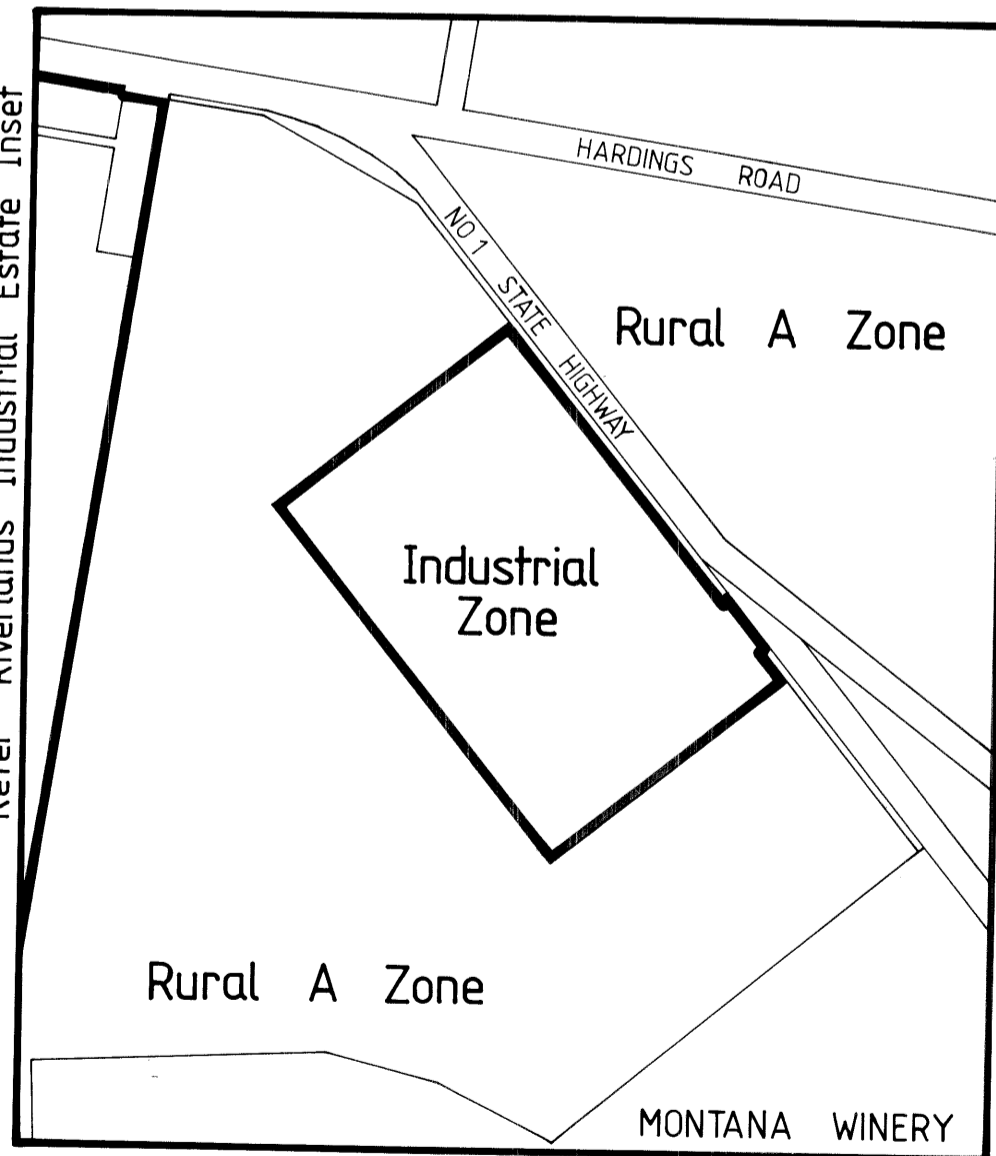
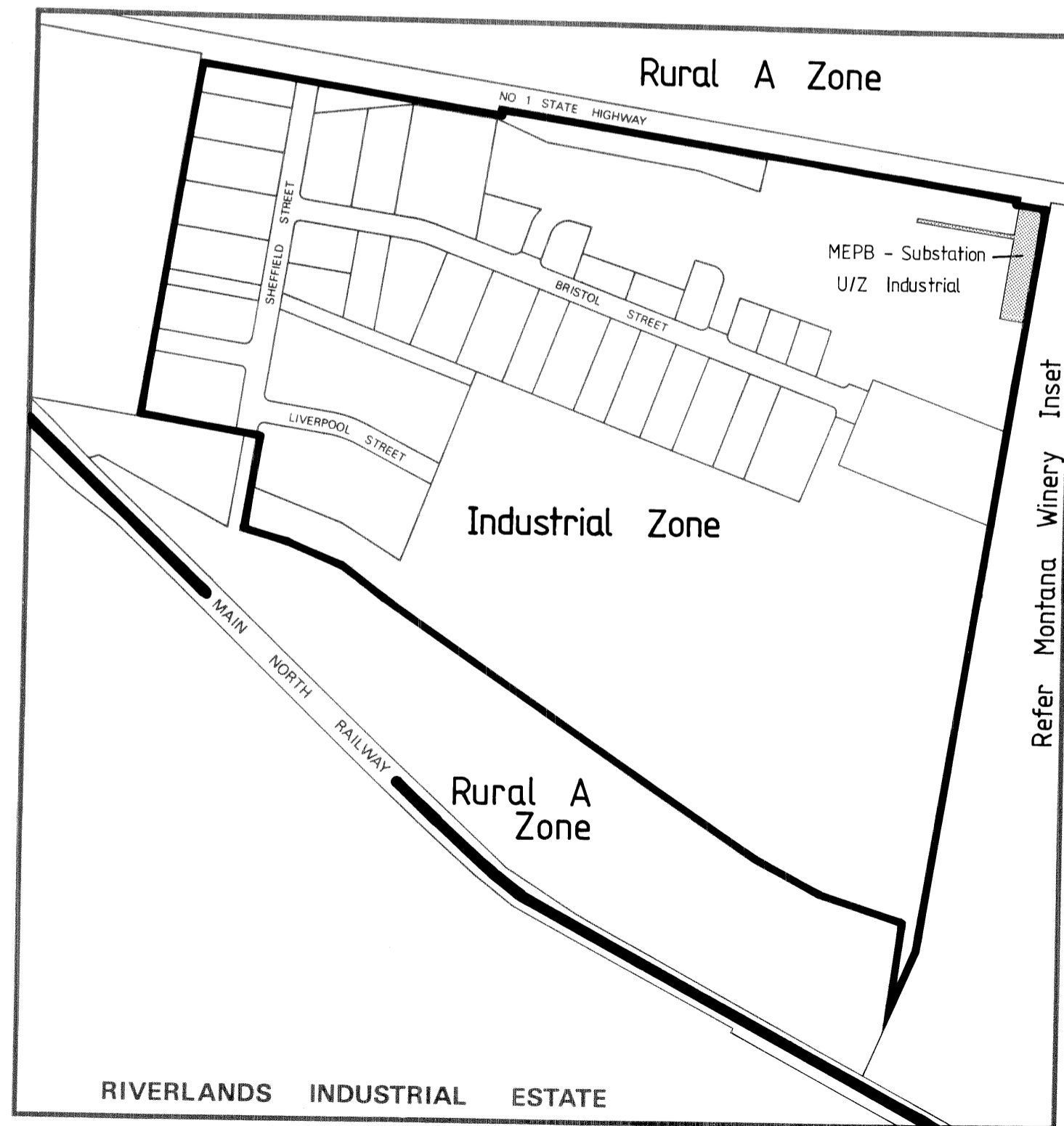
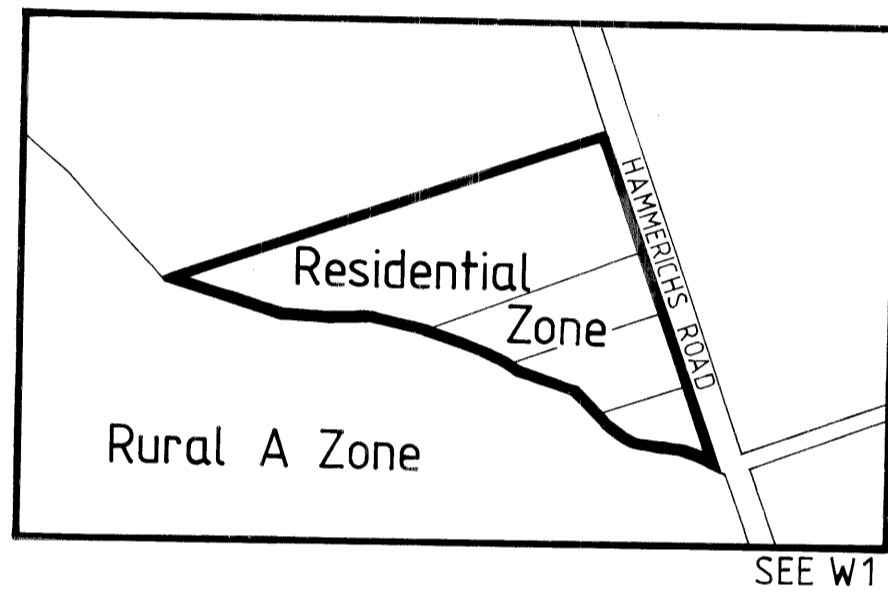
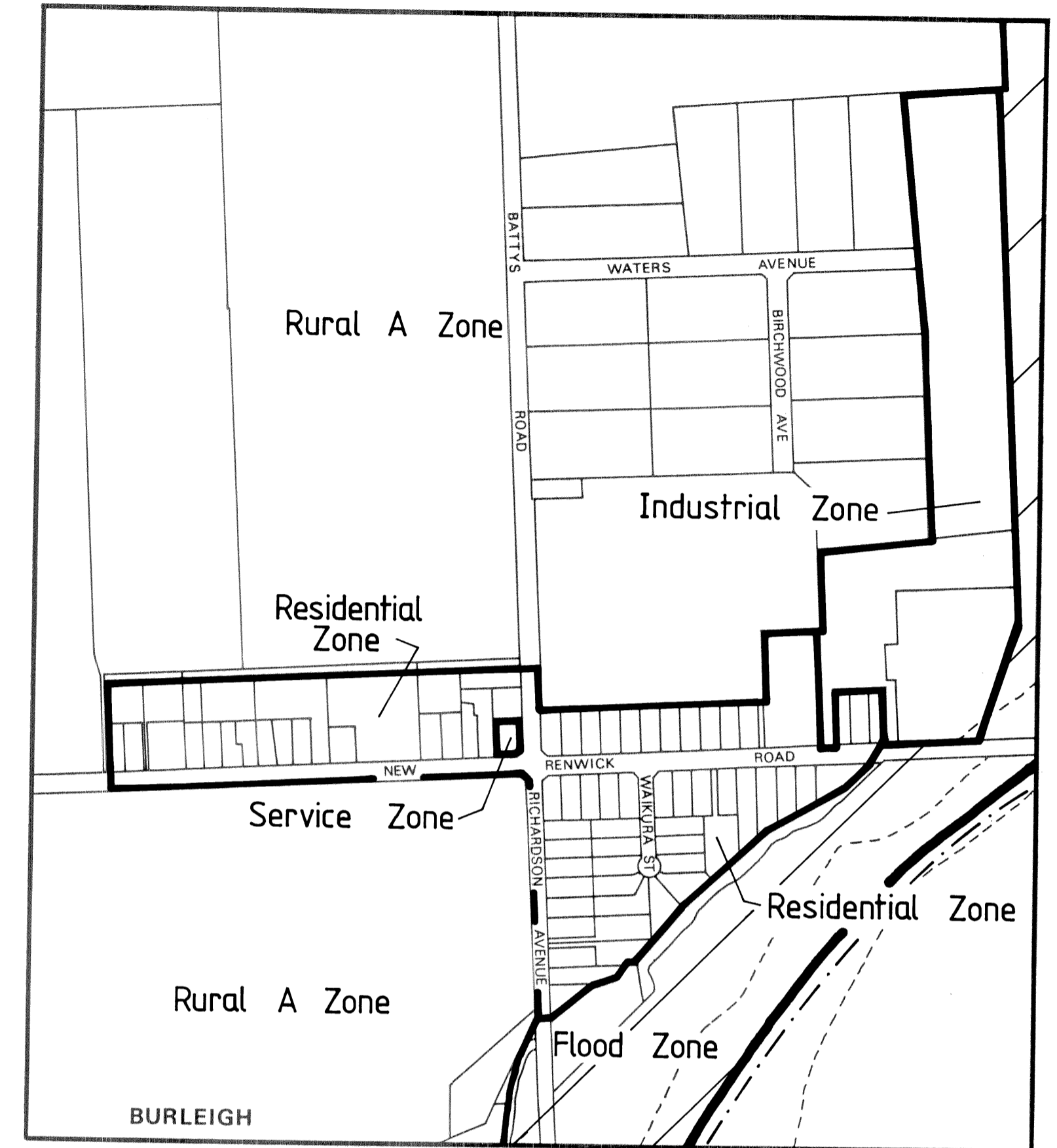
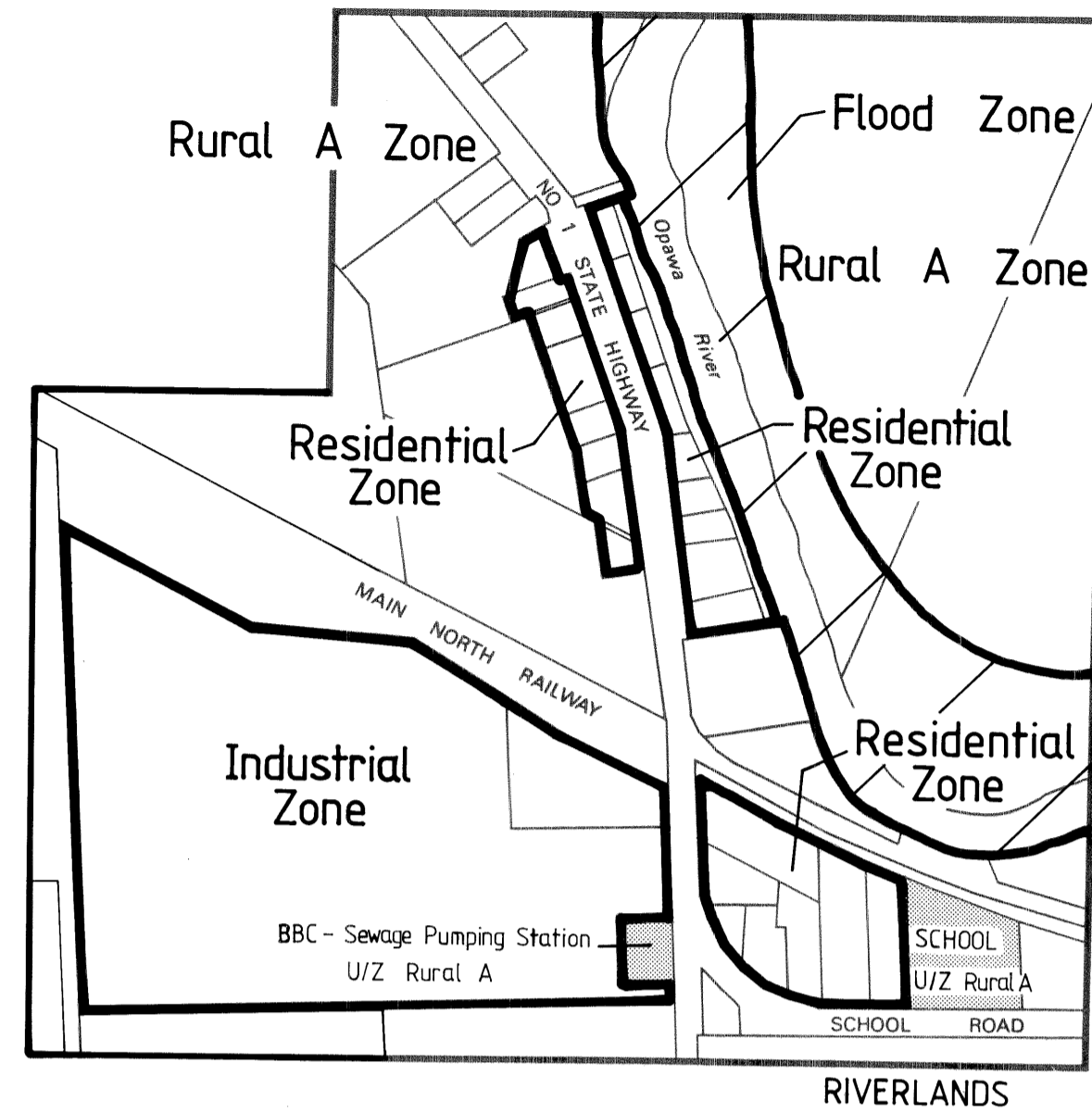
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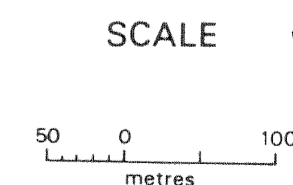
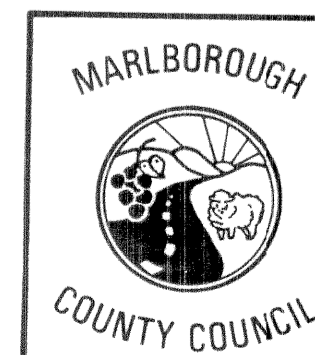
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PLANNING MAP
REVIEW No. 1
WAIRAU PLAINS SECTION
Spring Creek
Grovetown

W3

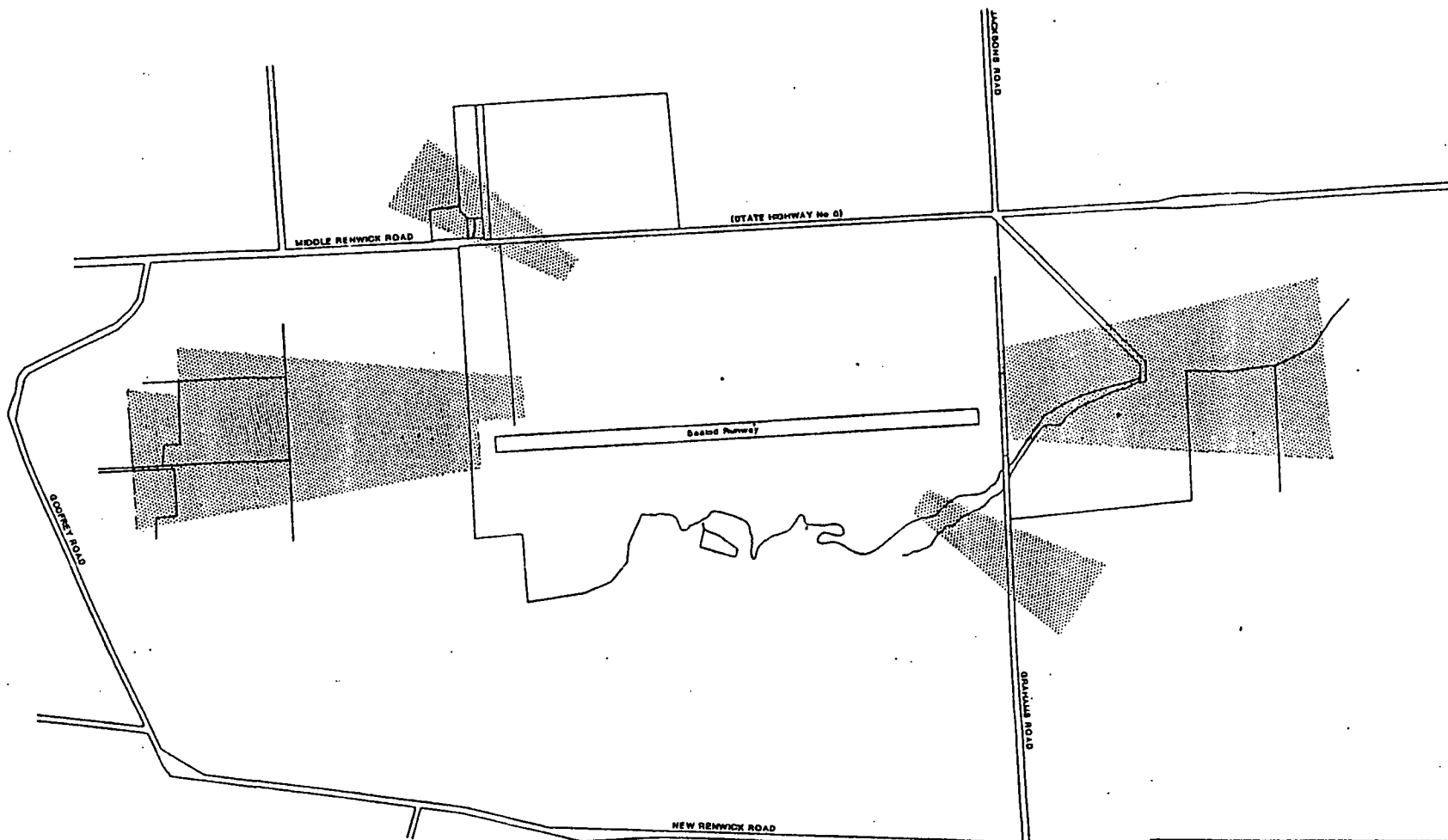


NOTE :
For Legend refer to Scheme
Structure Plan.



PLANNING MAP
REVIEW No. 1
WAIRAU PLAINS SECTION
Montana Winery
Burleigh ; Waipuna St.
Hammerichs Road
Riverlands Ind. Est.
Riverlands

W4



Wc 'bourne Airport Rural Area Protection Zones

MARLBOROUGH COUNTY COUNCIL

PLANNING MAP REVIEW No. 1

SCALE 1:10,000

100 0 200 300 400 500 600 700 800metres

1 inch = 25400 millimetres

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