

Variations 6 and 7: Schedule of Changes

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

Volume 1

[D]

Objective 12.1 – Residential zones are primarily used for residential activities and a range of opportunities for different forms and densities of residential activity are available in Marlborough’s urban environments.

The objective directs that residential environments are to be used primarily for residential activities. This seeks to ensure that the encroachment of non-compatible activities in Urban Residential Zones does not adversely affect the character, liveability or amenity of Marlborough’s residential environments. In particular, activities that do not support the day-to-day living of residents and that detract from residential character and amenity must be avoided. Secondly, the objective seeks to provide for a range of options in Urban Residential Zones for residential activity that support the needs of residents. This is reflected in subsequent policy that identifies ~~four~~ five zones within which residential activity can occur.

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Policy 12.1.7 – Enable the development of medium density housing (MDH) in the district in the Urban Residential 4 Zone with the following characteristics:

- (a) Comprehensive integrated development on sites and adjoining sites with an anticipated site density in the range of 150m²- 375m² per unit.**
- (b) Dwellings can be detached, attached, semi-detached (or duplex), terraced housing or apartments within a building of two storeys or less provided the density prescribed in (a) is achieved;**
- (c) Located on either single or aggregated sites, or as part of larger master planned developments;**
- (d) In close proximity (within 500m walking distance) to open space;**
- (e) High standard of urban design including the following:**
 - (i) Connectivity by dispersing vehicular traffic and making walking, cycling and vehicular distances within neighbourhoods and to destinations outside those neighbourhoods as short as possible;**
 - (ii) Orientation to provide maximum solar access to living spaces within dwellings as well as to private open spaces;**
 - (iii) Safe, legible, well overlooked, active and visually attractive streetscapes.**

(f) An efficient use of infrastructure by providing for higher density residential development over conventional low density housing.

This policy describes the residential environment for Urban Residential 4 development in the district. The zone is in response to the National Policy Statement on Urban Development (UDS) which requires sufficient development capacity for housing and envisages a greater intensity of housing development in urban areas. The zone will provide for smaller housing units in response to a greater demand for this type of housing. The typical characteristics of such development is listed in the policy and are included to assist in ensuring there are good amenity outcomes for the zone and also to maximise the efficiency of infrastructure provided to the zone.

Generally, the permitted activity standards for residential activity within the zone reflect the characteristics highlighted in this policy. Subdivision consent applications with development plans are enabled via controlled activity status to encourage integrated development that meets the intention of the policy. Given the potential density of development, it is important that applications for subdivision in the zone without development plans are carefully assessed through a restricted discretionary activity status to ensure the anticipated characteristics of the zone can be achieved through subsequent development of MDH.

Currently, the Urban Residential 4 Zone applies to the Kerepi residential development in north west Blenheim but may also be appropriate in further areas of Blenheim and other urban areas, in accordance with the above characteristics.

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Policy 12.2.4 – In relation to five six areas zoned as Urban Residential 2 Greenfields Zone to the north and west of Blenheim, the following matters apply for subdivision and land use activities.

- (a) farming activities are permitted to continue until residential development of the land occurs;**
- (b) subdivision yield should aim for between 10 and 12 dwellings per hectare. A greater yield will be encouraged where it is shown that this will result in quality urban design outcomes;**
- (c) allotment sizes greater than 800m² are discouraged, other than at the boundary of the Urban Residential 2 Greenfields Zone and any non-residential zone, and then only for the purposes of managing reverse sensitivity effects from activities in adjoining zones;**
- (d) subdivision design shall have regard to reverse sensitivity effects in respect of existing, lawfully-established rural and non-residential activities including State Highways and land designated for State Highway purposes;**
- (e) where indicative roading layouts are shown on the Marlborough Environment Plan maps for the Zone, the roading network proposed at the time of subdivision and development must be in general accordance with the indicative layout;**
- (f) contaminated sites must be identified and contamination mitigated or remediated so that land is suitable for residential development;**

Specific Matter Applicable to Area 2:

- (g) activities within Area 2 in proximity to the National Grid Blenheim Substation must not compromise the operation and function of the substation;**

Specific Matter Applicable to Areas 3 and 6:

- (h) the indicative roading layout in Area 3 and Area 6 will be dependent upon and enhanced by connections to existing public or private roads over land outside Area 3 and Area 6;**

Specific Matter Applicable to Areas 3 and 5:

- (i) **subdivision design within Areas 3 and 5 must have particular regard to activities within the adjoining Business 2 and 3 Zones and Industrial 1 Zone at Westwood to mitigate reverse sensitivity effects from noise, truck movements and light spill; and**

Specific Matter Applicable to Areas 1, 2, 4, and 5, and 6:

- (j) **subdivision design in Areas 1, 2, 4, and 5, and 6 must have particular regard to farming activities on the northern boundary of the areas and on the western boundary of Areas 4 and 5, and on the eastern boundary of Area 6, in terms of the potential for spray drift, noise and traffic movements.**

Following extensive growth strategy investigations, the Council identified five growth areas to the north and west of Blenheim in an Urban Residential 2 Greenfield Zone suitable for providing sufficient housing for approximately the next 20 years. These growth areas are numbered 1 to 5 in the Greenfield Zone. Subsequently, a further area, Growth Area 6, was identified adjoining Growth Area 1. A number of general matters apply to all of the areas within the Zone while some are specific to different areas; for example, the Blenheim Substation in Area 2 is specifically identified to give effect to the National Policy Statement on Electricity Transmission.

In general, existing farming activities are able to continue in the Zone until the area is developed for residential use. An efficient pattern of subdivision for medium density housing is encouraged, although in order to mitigate the effects of reverse sensitivity at the rural/urban interface allowance is made in some circumstances for larger lots of 4,000m². Subdivision for residential purposes should have regard to such matters as reverse sensitivity, subsoil conditions, efficient roading layout (which is indicatively shown in Areas 1-5~~6~~ on the planning maps) and the location and provision of open space and other community facilities. Rezoning does not imply the presence of Council infrastructure. Preference will be given to an orderly and sequential provision of services so that Council spending can be undertaken in a prudent manner.

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Policy 12.2.4A – Ensure that subdivision and/or residential development within the Urban Residential Zone 4 is undertaken in a manner in which the following matters of good urban design are given effect to:

(a) Connectivity:

To offset higher density, provide for:

- (i) Connections with neighbouring sites.**
- (ii) Interconnected street network with no exit streets kept to a minimum.**
- (iii) A maximum length of attached dwellings.**

(b) Orientation:

To enable maximum solar access and to avoid private open spaces along the street:

- (i) Where possible orientate development blocks on a north-south axis so lots are on east west axis.**
- (ii) Allow more width for north fronting lots to provide a space to the side of the house.**

(c) Activation:

Activate the street frontage to provide for a safe, legible and a visually attractive streetscape by the following:

- (i) Stimulating the creation of perimeter blocks with fronts of lots facing the street and backs of lots bordering each other.**

- (ii) Locating streets on park edges to ensure parks have a truly public character and are well overlooked from moving traffic and from dwellings and other uses fronting onto the street.
 - (iii) Deterring the backs of lots to face all roads, including arterial roads, by locating lots side-on, or accessed via a rear lane or slip lane to ensure overlooking of the street environment.
 - (iv) Encouraging the visibility of the front door.
 - (v) Requiring dwellings on corner lots to contribute to the activation of both streets that these dwellings are located on.
 - (vi) The width of a dwelling to allow for a living room, or dining room or kitchen on the street side, in addition to the garage and the front door, provided single-storey dwellings with the street located to the south of the dwelling are exempt from this requirement.
 - (vii) Windows facing the street.
 - (viii) Ensuring garage doors do not dominate.
 - (ix) Limiting height of fences between the dwelling and the street.
- (d) On-Site Amenity:
Provide acceptable on site amenity in respect to privacy, solar access, daylight, and outlook by stipulating:
- (i) A minimum area of private open space for dwellings in terms of area, dimensions, orientation, and accessibility
 - (ii) A maximum height of 2 stories
 - (iii) Minimum setbacks from boundaries
 - (iv) A height in relation to boundaries
- (e) Visual Character
To provide a visually attractive streetscape by the following:
- (i) Limit the degree of repetition of dwellings including through architectural variations.
 - (ii) Provide streetscape with trees, planting, footpaths, safe cycling conditions, and some parking.
 - (iii) Provide stormwater facilities (reserves with ponds, swales, and raingardens) that also serve an amenity purpose.

This policy sets out urban design principles that shall be implemented in development in the Urban Residential 4 Zone which caters for a higher form of housing density. The principles are integral in establishing the amenity and density outcomes sought for the zone and is reflected in the permitted activity standards for residential activity and in the subdivision consent rules.

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Policy 12.2.5 – Where resource consent is required, ensure that subdivision and/or residential development within Urban Residential Zones is undertaken in a manner that:

- (a) **provides for the maintenance of those attributes contributing to the residential character of the locality, as expressed in Policies 12.1.2 to 12.1.4, Policy 12.1.6, Policy 12.1.7 and Policies 12.2.1 to 12.2.3 and Policy 12.2.4A;**
- (b) **maintains and enhances the residential environment of the area for the wider community;**
- (c) **ensures that the site can be adequately serviced (stormwater, sewer and water), accessed and/or otherwise adequately managed;**

- (d) ensures that the effects of any natural hazard are able to be avoided, remedied or mitigated; and
- (e) protects the historic heritage values of heritage resources identified in Appendix 13.

Where resource consent is required for subdivision or development within the Urban Residential Zones, the matters in this policy will help to determine whether the subdivision or development is appropriate. In particular, matters concerning the character of the locality and urban amenity values are important in regard to 7(c) and (f) of the RMA, and historic heritage in regard to 6(f). Other matters concerning the discharge of domestic wastewater are equally important and regard is to be had to the policies of Chapter 16 - Waste to assist in giving effect to this policy.

Methods of implementation

The methods listed below to address Issue 12A are to be implemented by the Council unless otherwise specified.

[D]

12.M.1 Zoning

Four Five residential-based zones have been established for the MEP to sustainably manage use, development and subdivision activities within Marlborough's residential environments. These are the Urban Residential 1, Urban Residential 2, Urban Residential 2 Greenfields, and Urban Residential 3 and Urban Residential 4 Zones.

The Urban Residential 1 Zone is located in two areas within Blenheim. The main Urban Residential 1 Zone is located in close proximity to the central business area of Blenheim, while a smaller area is located at the Colonial Vineyards site (corner of New Renwick and Aerodrome Roads). Because of its higher density characteristics, the Urban Residential 1 Zone is not provided for in any other town in the District.

The Urban Residential 2 Zone is located in the residential environments of all other towns within the District. In Blenheim, the Urban Residential 2 Zone extends outwards from the periphery of the Urban Residential 1 Zone to the urban limits. The Urban Residential 2 Greenfields Zone is located north and west of central Blenheim and was established through a plan change to the previous Wairau/Awatere Resource Management Plan. This area was rezoned for residential activity to accommodate predicted future growth.

The Urban Residential 3 Zone located to the west area of Blenheim provides for lower density living and a buffer between the Urban Residential 2 and the Rural Environment Zone. An area at Rai Valley has also been zoned as Urban Residential 3.

The Urban Residential 4 Zone applies to the Kerepi residential development in north west Blenheim but may also be appropriate in further areas of Blenheim and other urban areas. The Zone provides for medium density housing which provides for detached, attached, and semi-detached dwellings, terraced housing and apartments which are designed in accordance with urban design principles.

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Policy 12.9.6 – Before residential subdivision and development of the following land proceeds, reticulated services owned by or to be vested in the Council shall be available for connection and utilised and/or financial provision made for them:

- (a) the five six areas zoned as Urban Residential 2 Greenfields Zone to the north and west of Blenheim and Urban Residential 4; or
- (b) the land zoned Urban Residential 2 and 3 identified in Appendix 23.

Those areas able to be serviced by a sequential and orderly extension of existing infrastructure services are to be given priority by the Council.

Volume 2

6A. Urban Residential 4 Zone

Note:

Vegetation clearance, earthworks or land disturbance within, or within a 10 m setback from a natural wetland is managed under Part 3 Subpart 1 of the Resource Management (National Environmental Standards for Freshwater) Regulations 2020, except where prohibited by this plan.

Note:

Natural wetland has the meaning given by the National Policy Statement for Freshwater Management and includes, but is not limited to, Significant Wetlands.

6A.1. Permitted Activities

Unless expressly limited elsewhere by a rule in the Marlborough Environment Plan (the Plan), the following activities shall be permitted without resource consent where they comply with the applicable standards in 6A.2 and 6A.3:

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6A.1.1. Residential activity.

[D]

6A.1.2. Home occupation.

[D]

6A.1.3. Community housing.

[D]

6A.1.4. Homestay.

[D]

6A.1.4. Garden Maintenance.

[D]

6A.1.5. Temporary building or structure, or unmodified shipping container.

[D]

6A.1.6. Park or reserve.

[R,D]

6A.1.7. Excavation or filling.

[R, D]

6A.1.8. Geotechnical bore drilling for the purposes of investigation of sub-surface conditions.

[R]

6A.1.9. Application (involving a discharge) of an agrichemical into or onto land.

[R]

6A.1.10. Discharge of swimming or spa pool water into or onto land.

[R]

6A.1.11. Discharge of dust.

[R]

6.1.12. Discharge of contaminants to air arising from burning in the open.

6A.2. Standards that apply to all permitted activities

6A.2.1. Construction and siting of a building or structure except a temporary building or structure, or an unmodified shipping container (unless any Standards listed below are specified as Standards for those activities).

6A.2.1.1 The maximum number of dwellings as part of two storied terraced housing shall be six dwellings, after which there shall be separation by:

- (a) a single storey building or building element (including a garage) provided the maximum height of the building is 3.5m or;
- (b) the minimum setback requirements under Rule 6A.2.1.5

6A.2.1.2. Every dwelling shall have at least one ground floor habitable room (living room, dining room, or kitchen) facing the street with one or more windows. Single-storey dwellings with the street located to the south of the dwelling are exempt from this standard.

6A.2.1.3 The minimum combined area of a ground floor window/s facing the street shall be 1.5m².

6A.2.1.4 The maximum height of a building or structure must not exceed 7.5m plus an additional 1m for roof form and may include a gable or another part of an elevation integral to the roof form.

6A.2.1.5 On a site, no part of a building must exceed a height equal to the recession plane angle determined by the following:

- (a) above a side boundary a height of 6.0m then 45 degrees recession plane angle.
- (b) above a rear boundary a height of 3.0m then 45 degrees recession plane angle.
- (c) boundary setbacks and recession plane rules do not apply where a building wall is on common boundary.

The recession plane angle must be measured at the site boundary from a starting point identified above ground level in (a) and (b) above.

6A.2.1.6 Any part of a wall of a dwelling must be set back by at least:

- (a) 3m from the front boundary provided that on corner sites any part of a wall of a dwelling must be set back at least 3m from one front boundary and set back at least 2m from the other front boundary;
 - (b) 1m from the side boundary, unless attached;
 - (c) 1m from the rear boundary.
- 6A.2.1.7 Garages must be set back a minimum of:
 - (a) 5m from the front boundary; and;
 - (b) 1m behind the main frontage of the dwelling.
- 6A.2.1.8 The outdoor amenity area for a dwelling must:
 - (a) have a minimum area of 50m²;
 - (b) be able to accommodate a circle of 4m in diameter;
 - (c) not be orientated to the south of the dwelling;
 - (d) have direct contact with the main indoor living area through an external door(s);
 - (e) not include driveways, parking spaces or buildings but may include decking, or areas covered by an eave, awning, pergola or similar;
 - (f) have a slope of no more than 5 degrees in any direction;
 - (g) be entirely located at ground level.
- 6A.2.1.9 The minimum width of a dwelling facing onto a street shall be 4.5m (this width excludes a garage).
- 6A.2.1.10 A building or structure must be set back a minimum of 8m from a river, lake, Significant Wetland, drainage channel, Drainage Channel Network or the landward toe of any stopbank.
- 6A.2.1.11 The height of a fence or part of a fence:
 - (a) located forward of a dwelling on the front and side boundaries must not exceed 0.9m or 1.2m if the fence is at least 50% visually permeable;
 - (b) located on a boundary with Open Space 1 or 2 must not exceed 1.2m;
 - (c) located along other boundaries must not exceed 2m.
- 6A.2.1.12 Outlook spaces must be provided for each residential unit from the glazed areas of the following habitable rooms (centred on the largest glazed area in that room) over a public road, public open space or the lot that the dwelling is located on with the following minimum dimensions (also refer to Outlook Spaces Diagram in Appendix 26):
 - (a) living room, kitchen or dining room: depth of 6m and width of 4m for any one of these habitable rooms;
 - (b) at least one bedroom: depth of 3m and width of 3m;
 - (c) other bedrooms: depth of 1m and width of 1m;

Provided that:

 - (d) Outlook spaces may be over driveways and footpaths within the site;
 - (e) Outlook spaces may overlap where they are on the same wall plane in the case of a multi-storey building;
 - (f) Outlook spaces may be under or over a balcony or over a roof on the same site.

- (g) Outlook spaces required from different rooms within the same building may overlap.
- (h) Outlook spaces must:
 - (i) be clear and unobstructed by buildings; and
 - (ii) not extend over an outlook space or outdoor living space required by another dwelling.

6A.2.1.13 A building or structure in which human effluent will be created must connect to and dispose of its effluent into a Council operated sewerage system designed for that purpose, if the system is within 30m of the property boundary or 60m of the closest building.

6A.2.1.14 A building or structure must not be constructed or sited within 20m of a Riparian Natural Character Management Area.

6A.2.1.15 A building or structure must not be within 3m of the legal boundary with the rail corridor of the Main North Line, except for a fence up to 2m in height.

6A.2.1.16 A minimum 25% of the site shall be in soft landscape (includes grass/artificial lawn, and vegetable/ornamental gardens and similar).

6A.2.2. Noise.

6A.2.2.1 An activity must not cause noise that exceeds the following limits at any point within the boundary of any other property within the zone:

<u>7.00 am to 10.00 pm</u>	<u>50dB LAeq</u>
<u>10.00 pm to 7.00 am</u>	<u>40dB LAeq 70dB LAFmax</u>

This standard does not apply to sirens and call out sirens associated with the activities of emergency services.

6A.2.2.2 Noise must be measured in accordance with NZS 6801:2008 Acoustics – Measurement of Environmental Sound, and assessed in accordance with NZS 6802:2008 Acoustics – Environmental Noise.

6A.2.2.3 Construction noise must not exceed the recommended limits in, and must be measured and assessed in accordance with, NZS 6803:1999 Acoustics –Construction Noise.

6A.2.3. Use of external lighting.

6A.2.3.1 Light spill onto an adjoining residential site must not exceed 2.5 Lux spill (horizontal and vertical).

6A.2.3.2 All outdoor lighting and exterior lighting excluding lighting required for safe navigation under the Maritime Transport Act, must be directed away from roads so as to avoid any adverse effects on traffic safety.

6A.2.4. Odour.

6A.2.4.1 There must be no objectionable or offensive odour to the extent that it causes an adverse effect, at or beyond the legal boundary of the site.

Note:

For the purpose of this performance standard, an offensive or objectionable odour is that odour which can be detected and is considered to be offensive or objectionable by a Council officer. In determining whether an odour is offensive or objectionable, the “FIDOL” factors must be considered (the frequency; the intensity; the duration; the offensiveness

(or character); and the location). For the purposes of this performance standard, the "site" comprises all that land owned or controlled by the entity undertaking the activity causing the odour.

6A.2.5. Smoke.

6A.2.5.1 The smoke must not be objectionable or offensive, as detected at or beyond the legal boundary of the area of land on which the permitted activity is occurring.

6A.2.6. Dust.

6A.2.6.1 There must be no objectionable or offensive discharge of dust to the extent that it causes an adverse effect (including on human health) at or beyond the legal boundary of the site.

Note 1:

For the purpose of this performance standard, an offensive or objectionable discharge of dust is one which can be detected and is considered to be offensive or objectionable by a Council officer. In determining whether dust is offensive or objectionable, the "FIDOL" factors must be considered (the frequency; the intensity; the duration; the offensiveness (or character); and the location). For the purposes of this performance standard, the "site" comprises all that land owned or controlled by the entity undertaking the activity causing the dust.

Note 2:

This performance standard shall not apply if the discharge of dust is authorised by an air discharge permit.

6A.2.7. Particulate from any process vent or stack.

6A.2.7.1 The particulate must not contain hazardous substances such that it causes an adverse effect (including on human health) at or beyond the legal boundary of the site.

6A.2.7.2 The concentration of particulate discharged from any air pollution control equipment and dust collection system must not exceed 250mg/m³ at any time, corrected to 0°C, 1 atmosphere pressure, dry gas basis.

This standard does not apply to discharges to air which are subject to standards for specific permitted activities.

6A.2.8. Water supply and access for firefighting.

6A.2.8.1 New buildings (excluding accessory buildings that are not habitable) shall have direct access to a Council reticulated water supply with fire fighting capability including hydrants.

6A.2.8.2 Where a building (excluding accessory buildings that are not habitable) is located more than 75m from the nearest road that has reticulated water supply (Including hydrants) access must have a minimum formed width of 4m, a height clearance of 4m and be free of obstacles that could hinder access for firefighting and emergency service vehicles.

6A.3. Standards that apply to specific permitted activities

6A.3.1 Home occupation.

- 6A.3.1.1 The home occupation must be undertaken by a person(s) residing on the site and employ/contract no more than 1 additional person.
- 6A.3.1.2 For home occupation activities that generate traffic, hours of operation must only occur during the following hours:
 - 8.00 am – 6.00 pm Monday to Friday
 - 9.00 am – 12.00 pm Saturday.
- 6A.3.1.3 The home occupation must be carried out wholly within the dwelling or within an accessory building.
- 6A.3.1.4 Only goods produced, repaired, renovated or restored on the site may be retailed from the site.

6A.3.2. Homestay.

- 6A.3.2.1 The homestay must be operated within a dwelling that is a Permitted Activity in the Plan.
- 6A.3.2.2 The homestay must be operated by a person residing in the dwelling on the property.
- 6A.3.2.3 The homestay must be incidental and secondary to the use of the dwelling for residential purposes.
- 6A.3.2.4 The homestay must not accommodate more than 5 guests at any time.

6A.3.3. Temporary building or structure, or unmodified shipping container.

- 6A.3.3.1 For a temporary building or structure, or an unmodified shipping container, ancillary to a building or construction project the building, structure or container must not:
 - (a) exceed 40m² in area;
 - (b) remain on the site for longer than the duration of the project or 12 months, whichever is the lesser.
- 6A.3.3.2 A temporary building or structure, or an unmodified shipping container, on site for a purpose other than those specified in Standard 5.3.8.1 (such as the storage of goods or materials, or a gala, market or public meeting) must not remain on site longer than 1 month.
- 6A.3.3.3 A temporary building or structure, or an unmodified shipping container, on site for a purpose other than those specified in Standard 5.3.8.1 must not be located between the front boundary and the dwelling, and must also comply with Standard 5.2.1.6.

6A.3.4. Park or reserve.

- 6A.3.4.1 All activities within the park or reserve must also comply with the rules of the Open Space 1 Zone.

6A.3.5. Excavation or filling.

- 6A.3.5.1 Excavation or filling must not occur within 8m of the landward toe of a stopbank and the depth of any excavation must not exceed 20% of the distance from landward toe of the stopbank.
- 6A.3.5.2 The maximum volume for excavation must not exceed 50m³ per Record of Title within any 12-month period, unless the excavation is to establish the foundation for a building permitted in this zone.
- 6A.3.5.3 The maximum volume for filling must not exceed 50m³ per Record of Title within any 12-month period, unless the filling is to establish the foundation for a building permitted in this zone.
- 6A.3.5.4 Excavation must not occur on land with a slope greater than 10°.
- 6A.3.5.5 There must be no excavation in excess of 10m³ within a Groundwater Protection Area, unless the excavation is to establish a foundation for a building or a swimming pool permitted in this zone.
- 6A.3.5.6 Excavation must not intercept groundwater, and filling must not cause any ponding of surface run-off.
- 6A.3.5.7 Excavation or filling must not occur in, or within 8m of a river, drainage channel or Drainage Channel Network.
- 6A.3.5.8 Batters must be designed and constructed to ensure they are stable and remain effective after completion of the excavation.
- 6A.3.5.9 A filled area must be designed, constructed and maintained to ensure it is stable and remains effective after completion of filling.
- 6A.3.5.10 Water control measures and sediment control measures must be designed, constructed and maintained in all areas disturbed by any excavation or filling, such that the areas are stable and the measures remain effective after completion of the excavation or filling. No culvert size less than 300mm may be used to drain any excavation or fill areas.
- 6A.3.5.11 Excavation or filling must not occur on a slope greater than 7.5° if the activity is within a Soil Sensitive Area identified as loess soils.
- 6A.3.5.12 For staged excavation or filling, any part of the excavation or fill area that has not been further developed within 12 months must be re-vegetated.
- 6A.3.5.13 Where the excavation or filling results in areas of exposed soil, those areas must be re-vegetated within 12 months of the completion of the excavation or filling.
- 6A.3.5.14 The fill must not contain any:
- (a) hazardous substances;
 - (b) combustible or organic materials;
 - (c) any other contaminant subject to chemical or biological breakdown;
 - (d) liquids or sludge.
- 6A.3.5.15 Excavation or filling must not cause water to enter onto any adjacent land under different ownership.

6A.3.6. Geotechnical bore drilling for the purposes of investigation of sub-surface conditions.

- 6A.3.6.1 The bore must be drilled by a Recognised Professional.

6A.3.6.2 A copy of the bore log, including a grid reference identifying the bore location, must be supplied to the Council in a suitable electronic format within 20 working days of drilling of the bore.

6A.3.6.3 On completion of the geotechnical investigation, the bore must be sealed or capped to prevent any potential contamination of groundwater.

6A.3.7. Application (involving a discharge) of an agrichemical into or onto land.

6A.3.7.1. The application must be undertaken either:

- (a) in accordance with the most recent product label; or
- (b) if the agrichemical is approved for use under the Hazardous Substances and New Organisms Act 1996, the discharge shall be in accordance with all conditions of the approval.

6A.3.7.2 All spills of agrichemicals above the application rate must be notified to Council immediately.

6A.3.7.3 All reasonable care must be exercised in the application to ensure that the agrichemical must not pass beyond the legal boundary of the area of land on which the agrichemical is being applied.

6A.3.7.4 The application must not result in the agrichemical being deposited on a river, lake, Significant Wetland, drainage channel or Drainage Channel Network that contains water.

6A.3.7.5 All sprays must be applied with hand held equipment.

6A.3.8. Discharge of swimming or spa pool water into or onto land.

6A.3.8.1 If a public sewer is located within 30m of the lot boundary or 60m of the pool discharge point, the discharge must be through a connection to the sewer.

6A.3.8.2 The discharge must not occur within 10m of the boundary of any adjacent land in different ownership.

6A.3.8.3 Fourteen days prior to discharging to land, swimming or spa pool water:

- (a) must be uncovered;
- (b) must not be treated with any chemicals.

6A.3.9. Discharge of contaminants to air arising from burning in the open.

6A.3.9.1 The property where the burning is to occur must be located outside of the Blenheim Airshed.

6A.3.9.2 Only material generated on the same property or a property under the same ownership can be burned.

6A.3.9.3 The total volume of material being burned must not exceed 2m³.

6A.5. Discretionary Activities

Application must be made for a Discretionary Activity for the following:

[R, D]

6A.5.1 Any activity provided for as a Permitted Activity or Controlled Activity that does not meet the applicable standards.

[D]

6A.5.2. Professional office.

[D]

6A.5.3. Community facility.

[D]

6A.5.4. Retirement Accommodation.

[D]

6A.5.5. Any use of land not provided for as a Permitted Activity or a Controlled Activity, or limited as a Prohibited Activity.

[R]

6A.5.6. Any discharge of contaminants into or onto land, or to air, not provided for as a Permitted Activity or a Controlled Activity, or limited as a Prohibited Activity.

6A.6. Prohibited Activities

The following are Prohibited Activities for which no application can be made:

[D]

6A.6.1. Industrial activity.

[R, D]

6A.6.2. The storage or reprocessing of hazardous waste, or the disposal of hazardous waste into or onto land (other than into a lawfully established hazardous waste landfill).

[R]

6A.6.3. Discharge of contaminants to air from outdoor burning within the Blenheim Airshed, after 9 June 2016, unless the fire is used exclusively for the cooking or smoking of food for non-commercial purposes or is a brazier and the discharge does not occur during the months of May, June, July or August and does not involve any fuel prohibited under Rule 5.6.7.

[R]

6A.6.4. Discharge of contaminants to air within the Blenheim Airshed from an indoor open fire, unless the fire is used exclusively for the cooking or smoking of food for wholesale or retail sale.

[R]

6A.6.5. From 9 June 2017 the discharge of contaminants to air within the Blenheim Airshed from the burning of solid fuel in a small scale solid fuel burning appliance (except an enclosed pellet burner or an enclosed woodburner installed after 1 September 2005) that has been installed for more than 15 years.

[R]

6A.6.7. Discharge of contaminants to air arising from the burning in any small scale solid fuel burning appliance of any of the following materials:

- (a) wood having a moisture content of more than 25% dry weight;
- (b) wood which is painted, stained, oiled or coated;
- (c) wood treated with preservatives or impregnated with chemicals, including but not limited to, wood treated with Copper-Chrome-Arsenic, except that woodfuel burnt in a fuel burning device (external combustion) may contain incidental amounts of anti-sapstain chemicals;
- (d) pellets containing greater than 10mg/kg (dry) of copper and 0.02 w-% (dry) of chlorine;
- (e) composite wood boards containing formaldehyde or similar adhesives, including but not limited to chip board, fibreboard, particle board and laminated boards;
- (f) metals and materials containing metals including but not limited to cables
- (g) materials containing asbestos;
- (h) material containing tar or bitumen;
- (i) all rubber, including but not limited to, rubber tyres;
- (j) synthetic material, including, but not limited to motor vehicle parts, foams, fibreglass, batteries, chemicals, paint and other surface-coating materials, or any type of plastics.
- (k) waste oil (excluding re-refined oil);
- (l) peat.
- (m) sludge from industrial processes.
- (n) animal waste (except animal waste generated on production land), medical waste, pacemakers, biomechanical devices or chemical waste.

[R]

6A.6.8. Discharge of contaminants to air arising from the deliberate burning in the open of any of the materials in the following list, except where material is present in minor quantities and cannot be separated from the principal material being burnt, or where the discharge arises from the burning of material for training people to put out fires as provided for as a Permitted Activity or authorised by a resource consent;

- (a) wood which is painted, stained, oiled or coated;
- (b) wood treated with preservatives or impregnated with chemicals, including but not limited to, wood treated with Copper-Chrome-Arsenic, except that woodfuel burnt in a fuel burning device (external combustion) may contain incidental amounts of anti-sapstain chemicals;
- (c) (pellets containing greater than 10mg/kg (dry) of copper and 0.02 w-% (dry) of chlorine;
- (d) composite wood boards containing formaldehyde or similar adhesives, including but not limited to chip board, fibreboard, particle board and laminated boards;
- (e) metals and materials containing metals including but not limited to cables;
- (f) materials containing asbestos;
- (g) material containing tar or bitumen;
- (h) all rubber, including but not limited to, rubber tyres;
- (i) synthetic material, including, but not limited to motor vehicle parts, foams, fibreglass, batteries, chemicals, paint and other surface-coating materials, or any type of plastics;

- (j) waste oil (excluding re-refined oil);
- (k) peat;
- (l) (sludge from industrial processes;
- (m) animal waste (except animal waste generated on production land), medical waste, pacemakers, biomechanical devices or chemical waste.

24.1. Rules for all subdivisions

In addition to specific standards for permitted activity, controlled activity, restricted discretionary activity and discretionary activity subdivisions specified in this chapter, the following rules apply to all subdivisions.

Certification of services

Water, sewerage and stormwater

[D]

24.1.1. The applicant must provide water, sewerage and stormwater infrastructure, and connections to that infrastructure, for all allotments (except any allotment to vest as a road or as a reserve) located in the following zones:

(a) Urban Residential 1, 2, and 3 and 4, Industrial 1 and Business 2 in accordance with the table below:

Town	Water	Sewerage	Stormwater
Blenheim (except Urban Residential 3)	Required	Required	Required
Blenheim – Urban Residential 3	Required	Required	Required
...			

24.3. Controlled Activities

Application must be made for a Controlled Activity for the following:

...

24.3.5 Urban Residential 4 Zone Lots with Development Plans

Standards and terms:

24.3.5.1 The proposed residential development on site must comply with all of the standards of Rule 6A.2.1

24.3.5.2 Dimensioned site, floor and elevations concept drawings shall be lodged concurrently with the subdivision plan clearly prescribing the intended bulk and location of all proposed dwellings and accessory buildings, including the location and size of exterior windows and doors.

24.3.5.3 An application for a consent to subdivide land must be accompanied by a report from a geotechnical expert acceptable to Council, detailing the investigations and showing that the standards set out in 24.4.1.3 to 24.4.1.9 have been met.

24.3.5.4 Access requirements in Standard 24.3.1.3 apply.

24.3.5.5 Any on-site parking must comply with the Transportation Rules 2.32. and Standards 2.33.1, 2.33.2 and 2.33.4.

24.3.5.6 The maximum net area of any lot is 375m².

24.3.5.7 These standards and terms do not apply to any balance lots greater than 4000m² that are to be serviced and developed at a later time.

Matters over which the Council has reserved control:

24.3.5.8 The matters set out in 24.3.1.8 to 24.3.1.28.

24.3.5.9 A condition requiring a consent notice on the title will be imposed with respect to no subsequent changes being made to the building footprint, height, and the location and size of exterior doors or windows.

24.3.5.10 Landscaping.

Any application for resource consent under Rule 24.3.5 shall not be publicly notified or limited notified.

24.4. Restricted Discretionary Activities

Application must be made for a Restricted Discretionary Activity for the following:

...

24.4.6 Urban Residential 4 Zone - Lots Without Development Plans

Standards and terms

24.4.6.1 The minimum net lot size shall be 310m² and the maximum net lot size shall be 375m².

24.4.6.2 The minimum frontage for front lots shall be 14m.

24.4.6.3 An application for a consent to subdivide land must be accompanied by a report from a geotechnical expert acceptable to Council, detailing the investigations and showing that the standards set out in 24.4.1.3 to 24.4.1.9 have been met.

Matters over which the Council has restricted its discretion:

24.4.6.4 The matters set out in 24.3.1.8 to 24.3.1.28

24.4.6.5 The extent to which the lot can accommodate development in accordance with the standards in Rule 6A.2.1 of Urban Residential 4 Zone.

24.4.6.6 The risk of liquefaction and lateral spread.

24.4.6.7 The extent to which the matters outlined in Policy 12.2.4A are given effect to.

Any application for resource consent under Rule 24.4.6.1 shall not be publicly notified or limited notified.

24.4.7 Urban Residential 4 Zone - Lots with development plans in which development does not meet the standards of Rule 6A.2.1

Standards and terms

24.4.7.1 Resource consent application for subdivision and land use shall be lodged concurrently.

24.4.7.2 Building concept drawings shall be lodged concurrently with the subdivision plan clearly prescribing the intended bulk and location of proposed structures (on dimensioned plans and elevation drawings).

24.4.7.3 An application for a consent to subdivide land must be accompanied by a report from a geotechnical expert acceptable to Council, detailing the investigations and showing that the standards set out in 24.4.1.3 to 24.4.1.9 have been met.

Matters over which the Council has restricted its discretion:

24.4.7.4 Any adverse effects created by non-compliance with the standards and terms required by 24.3.5.

24.4.7.5 The matters set out in 24.3.1.8 to 24.3.1.28.

24.4.7.6 The extent to which there is compliance with the standards in Rule 6A.2.1 of Urban Residential 4 Zone.

24.4.7.7 The risk of liquefaction and lateral spread.

24.4.7.8 The extent to which the matters outlined in Policy 12.2.4A are given effect to.

24.4.7.9 A condition requiring a consent notice on the title will be imposed with respect to no subsequent changes being made to the building footprint, height, and the location and size of exterior doors or windows.

Any application for resource consent under Rule 24.4.6.2 shall not be publicly notified or limited notified.

Advice Note: Subdivision with complying developments is a controlled activity under Rule 24.3.5.

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Appendix 26

...

3. Outlook Spaces

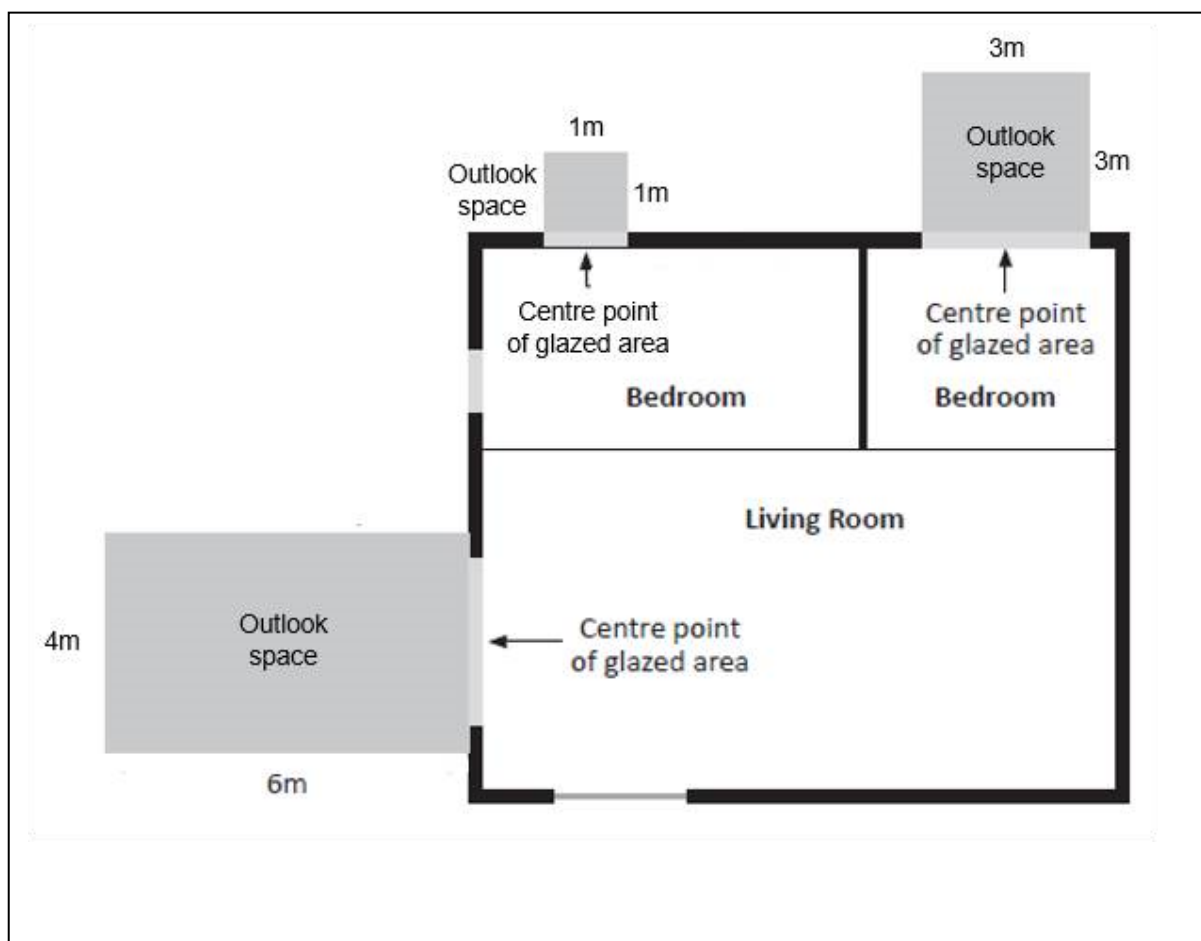


Figure 3. Outlook Spaces