



**MARLBOROUGH
DISTRICT COUNCIL**

RESOURCE CONSENT APPLICATION

U210622

Marlborough District Council

38 Wynen Street, Blenheim

Submissions Close

5.00 pm Thursday 25 November 2021

Bea Gregory-5252

From: Bec Partridge <Partridgerm@outlook.com>
Sent: Monday, 9 August 2021 7:29 PM
To: RCInbox
Cc: Linda Craighead-7656
Subject: RCapp for lodgement - Wynen Street Car Park
Attachments: 265926_Title_Search_Copy.pdf; Application_for_Resource_Consent - Wynen Street.pdf; Marlborough District Council - Wynen Street - Application AEE.pdf

Good evening,

Please find attached an application for resource consent including:

- Application form
- Assessment of Environmental Effects
- CT

The Applicant is Marlborough District Council - Property and Community Facilities Department. RC application Fees are to be dealt with internally.

Please let me know if you have any questions

Kind regards

Rebecca Partridge
021 028 80119
Partridgerm@outlook.com



This e-mail message has been scanned by **SEG Cloud**

Application for Resource Consent or Fast Track Resource Consent



This application is made under Section 88 or 87AAC of the Resource Management Act 1991

Please read and complete this form thoroughly and provide all details relevant to your proposal. Feel free to discuss any aspect of your proposal, the words used in this form or the application process with Council staff, who are here to help.

This application will be checked before formal acceptance. If further information is required, you will be notified accordingly. When this information is supplied, the application will be formally received and processed further.

You may apply for more than one consent that is needed to cover several aspects of the activity on this form.

For Office Use

ISO 9001
Document Number:
RAF0002-CI1913

Lodgement Fee Paid \$

Receipt No.

Consent No.

Case Officer:

Date Received:

1. Applicant Details *(If a trust, list full names of all trustees.)*

Name:
(full legal name)

Marlborough District Council – Property and Community Facilities Department

Company/Trust
Number:
(if applicable)

Electronic Address for Service: Linda.craighead@marlborough.govt.nz

Mailing Address:
(including post code) PO Box 443 Blenheim

Phone: (Daytime) _____ Phone: (Mobile) _____

2. Agent Details *(If your agent is dealing with the application, all communication regarding the application will be sent to the agent.)*

Name: PartridgeRM

Electronic Address for Service: partridgerm@outlook.com

Mailing Address:
(including post code) 51 Edgewater Place Blenheim

Phone: (Daytime) 021 0288 0119 Phone: (Mobile) _____

3. Type of Resource Consent Applied For

Land Use – Activity

4. Description of the Activity

The activity to which the application relates is as follows:

- To operate a responsible camping site on a portion of Lots 1 and 2 DP 2902, Lots 1 and 2 DP 3743, Deposited Plan 561 and Lot 2 DP 365607.

5. **Supplementary Information Provided?**

No

Council has supplementary forms for some activities, such as moorings, water permits, domestic wastewater, discharge permits, to assist applicants with providing the required information.

6. **Site Details**

The site to which the proposed activity is to occur is as follows:

Location (address):

38 Wynen Street, Blenheim

Legal description (i.e. Lot 1 DP 1234): Lots 1 and 2 DP 2902, Lots 1 and 2 DP 3743, Deposited Plan 561 and Lot 2 DP 365607.

(Attach a sketch of the locality and activity points. Describe the location in a manner which will allow it to be readily identified, e.g. house number and street address, Grid Reference, the name of any relevant stream, river, or other water body to which application may relate, proximity to any well known landmark, DP number, Valuation Number, Property Number.)

Please attach a copy of the Certificate of Title that is less than 3 months old (except for coastal or water permits).

Owners/Occupiers of the Site

The names and addresses of the owner and occupier of the land (other than the applicant):

--

Affected Persons

Please attach the written approval of affected persons/adjoining property owners and occupiers.

Note: As a matter of good practice and courtesy you should consult your neighbours about your proposal. If you have not consulted your neighbours, please give brief reasons on a separate sheet why you have not.

7. **Assessment of Effects on the Environment (AEE)** (Attach separate sheet detailing AEE.)

I attach, in accordance with Schedule Four of the Resource Management Act 1991, an assessment of environmental effects in a level of detail that corresponds with the scale and significance of the effects that the proposed activity may have on the environment. Applications also have to include consideration of the provisions of the Resource Management Act 1991 and other relevant planning documents. **Note: Failure to submit an AEE will result in return of this application.**

8. **Part 2 of the Resource Management Act 1991**

I attach an assessment of the proposed activity against the matters set out in Part 2 of the Resource Management Act 1991.

9. Section 104 of the Resource Management Act 1991

I attach an assessment of the proposed activity against any relevant provisions of a document referred to in Section 104(1)(b) of the Resource Management Act 1991, including the information required by Clause 2(2) of Schedule 4 of the Resource Management Act 1991.

10. Other Information

Are there other activities which are part of the proposal to which the activity relates, for example permitted activities, or building consents, etc?

Permitted activities:

Non Resource Management Act 1991 activities relating to this application:

Additional consents that need to be applied for, or have been applied for:

Section 124 or 165ZH(1)(c)

If the application is affected by Section 124 or 165ZH(1)(c) of the Resource Management Act 1991 (which relate to existing resource consents), the value of the investment of the existing consent to the consent holder. (*This assessment should include more than stating a monetary value.*)

11. Fees

1. The applicable lodgement (base) fee is to be paid at the time of lodging this application. If payment is made into Council's bank account 02-0600-0202861-02, please put Applicant Name and either U-number, property number or consent type as a reference. If you require a GST receipt for a bank payment, please tick ☐
2. The final cost of processing the application will be based on actual time and costs in accordance with Council's charging policy. If actual costs exceed the lodgement fee an invoice will be issued (if actual costs are less, a refund will be made). Invoices are due for payment on the 20th of the month following invoice date. Council may stop processing an application until an overdue invoice is paid in full. Council charges interest on overdue invoices at 15% per annum from the date of issue to the date of payment. In the event of non-payment, legal and other costs of recovery will also be charged.
3. Please make invoice out to: **Applicant**
(if neither is ticked the invoice will be made out to Applicant)

12. Declaration

I Rebecca Partridge, confirm that the information in this application and the attachments to it are accurate.

Signature of authorised agent:



Date: 9 August 2021

Notes to Applicant

You may apply for two or more resource consents that are needed for the same activity on the same form.

You must pay the charge payable to the consent authority for the resource consent application under the Resource Management Act 1991 (if any).

Privacy Information

The information you have provided on this form is required so that your application can be processed and so that statistics can be collected by Council. The information will be stored on a public register and held by Council.

Details may be made available to the public about consents that have been applied for and issued by Council. If you would like access to or make corrections to your details, please contact Council.

Environmental Protection Authority

If you lodge the application with the Environmental Protection Authority, you must also lodge a notice in form 16A at the same time.

If your application is to the Environmental Protection Authority, you may be required to pay actual and reasonable costs incurred in dealing with this matter (see section 149ZD of the Resource Management Act 1991).

Fast Track Applications *(relates to a land use consent for a controlled activity)*

An electronic address for service must be provided if you are applying for a Fast Track consent.

Under the Fast Track resource consent process, notice of the decision must be given within 10 working days after the date the application was first lodged with the council, unless the applicant opts out of that process at the time of lodgement.

A Fast Track application may cease to be a Fast Track application under Section 87AAC(2) of the Resource Management Act 1991.

Reset Form



Partridge RM

**Marlborough District Council – Property and Community
Facilities Department**

Application for Resource Consent

Wynen Street Carpark, Blenheim

Land Use - Activity

June 2021

Table of Contents

1	Introduction	1
2	The Proposal	2
3	The Existing Environment.....	3
4	Statutory Framework	4
4.1	The Resource Management Act 1991	4
4.2	Plan Status	4
4.3	The Proposed Marlborough Environment Plan.....	5
4.4	National Environmental Standards for Assessing and Managing Contaminants in Soil to Protect Human Health Regulations 2011 (NES)	6
5	Consultation and Notification	6
6	Statutory Acknowledgements	6
7	Assessment of Effects.....	7
7.1	Positive Effects	7
7.2	Amenity Effects	7
7.3	Traffic and Access Effects	8
7.4	Noise Effects	8
7.5	Cultural Effects	9
7.6	Any Other Potential Effect.....	9
8	Various Planning Documents.....	10
8.1	Resource Management Act 1991	10
8.2	Marlborough Regional Policy Statement	11
8.3	Wairau Awatere Resource Management Plan	11
8.4	Proposed Marlborough Environment Plan.....	14
9	Conclusion	18

Appendices

1 Introduction

The Applicant is Marlborough District Council – Property and Community Facilities Department.

The Applicant operates a responsible camping site from the property located at 38 Wynen Street, Blenheim.

The property details are:

- Lots 1 and 2 DP 2902
- Lots 1 and 2 DP 3743
- Deposited Plan 561
- Lot 2 DP 365607

The Marlborough District Council Property Number is: 531300.

The site comprises a large sealed car park. Of this site, responsible camping will be restricted to the area identified in Appendix 1.

No person will be allowed to responsible camp in any other part of the car park.

All vehicles must be certified as self-contained and can not cook or hang washing outside of the vehicle.

The maximum period anyone can responsible camp in this area is one night in any four week period.

Vehicles can only be parked for responsible camping purposes between the hours of 6.00pm and 9.00am.

This report provides an assessment of effects on the environment in accordance with the Fourth Schedule of the Resource Management Act 1991 (RMA) for the following activities:

- Land Use – Activity.

2 The Proposal

The Applicant, Marlborough District Council, is seeking resource consent for the following specific activities:

- Land Use – Activity
- *To operate a responsible camping site on a portion of Lots 1 and 2 DP 2902, Lots 1 and 2 DP 3743, Deposited Plan 561 and Lot 2 DP 365607.*

The Freedom Camping Act 2011 regulates freedom camping and defines this as:

To camp (other than at a camping ground) within 200 metres of a motor vehicle accessible area or the mean low-water springs line of any sea or harbour, or on or within 200 metres of a formed road or a Great Walks Track, in either a tent or other temporary structure, a caravan or a car, campervan, house truck, or other motor vehicle.

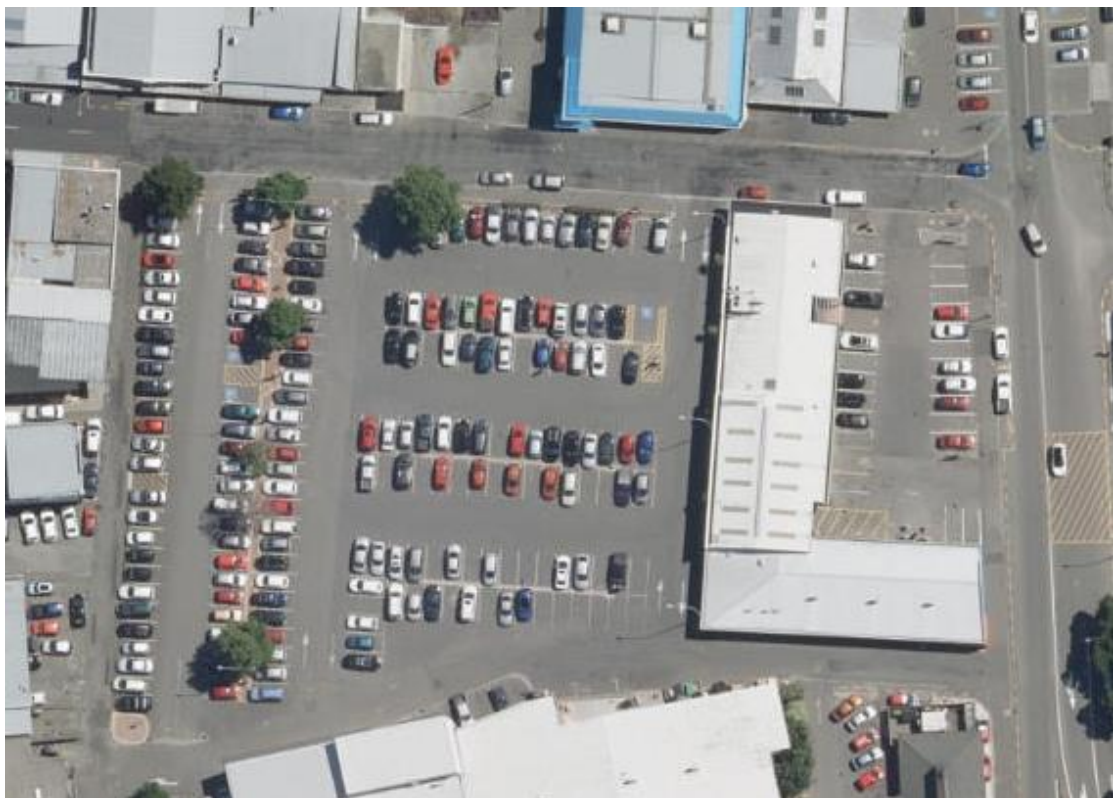
It should be noted that under the Freedom Camping Act 2011, freedom camping does not include short-term parking of a motor vehicle, daytrip excursions or resting or sleeping at the roadside in a caravan or motor vehicle to avoid driver fatigue.

Under this legislation, the Freedom Camping Act enables freedom camping to occur anywhere in a local authority area unless it is restricted or prohibited through a bylaw. The Marlborough District Council has recently adopted the Responsible Camping Control Bylaw 2020. In that bylaw, the following restrictions are applicable to the Wynen Street Car Park site:

Restrictions include:

- Vehicles must only park within the restricted camping area as identified in Appendix A of this application.
- A maximum of one night stay in any four week period ;
- Vehicles can only be parked for responsible camping purposes between the hours of 6.00pm and 9.00am.
- Certified self-contained vehicles only.
- No cookers are to be external of the vehicle.
- No washing to be hung.

3 The Existing Environment



MDC- Smart Maps: Aerial Photo

The site is located at 38 Wynen Street, Blenheim.

The overall site comprises 3812 square metres of sealed and marked vehicle car parks.

The area set aside for responsible camping contains 113 vehicle car parks.

The surrounding environment is a mixture of large format commercial retail, small retail stores and offices. Across Wynen Street to the north is the site on which the new district library and art gallery is being constructed.

4 Statutory Framework

4.1 The Resource Management Act 1991

Section 9 of the Resource Management Act 1991 (RMA) requires that no person may use land in a manner that contravenes a district rule unless the activity is expressly allowed by a resource consent.

4.2 Plan Status

The relevant rules of the Proposed Marlborough Environment Plan relating to this activity have not been appealed. Given this, they now have legal effect over that of the Wairau Awatere Resource Management Plan.

4.3 The Proposed Marlborough Environment Plan



MDC – Smart Maps: Proposed Marlborough Environment Plan Zone Overlay

The site is zoned Business 1 within the Proposed Marlborough Environment Plan (MEP) and is not within any hazard overlay.

Rule 9.1 of the MEP state that unless expressly limited elsewhere by a rule on the Marlborough Environment Plan (the Plan), the following activities shall be permitted without resource consent where they comply with the applicable standards in 9.2 and 9.3

9.1.3 – Vehicle parking lot or parking building

9.1.8 – Visitor accommodation

Visitor accommodation is defined in the MEP as the use of land and buildings for short-term commercial accommodation and includes ancillary services such as food

preparation, dining and sanitary facilities, conference and associated recreational facilities for those staying at the visitor accommodation but excludes holiday homes.

Given that there is no commercial component to the use of the car park for responsible camping, it does not fit within the definition of visitor accommodation, application is applied for as a Discretionary Activity under 9.4.2 which states:

Application must be made for a Discretionary Activity for any use of land not provided for as a Permitted Activity or limited as a Prohibited Activity.

Overall, application is applied for under the MEP as a **Discretionary Activity**.

4.4 National Environmental Standards for Assessing and Managing Contaminants in Soil to Protect Human Health Regulations 2011 (NES)

The site has been investigated on the Marlborough's Listed Land Use Register (LLUR). The investigation demonstrated that there is no evidence of a HAIL activity having been carried out on the site. Furthermore, the owner of the application site has confirmed that to the best of their knowledge, a HAIL activity has not been carried out on the site.

5 Consultation and Notification

The Applicant requests that the application be publicly notified.

6 Statutory Acknowledgements

The Applicant acknowledges the wider Marlborough Region is identified within the Te Tau Ihu Statutory Acknowledgement Documents. This particular application site has not been identified as being of significance to iwi.

No iwi consultation has been undertaken, however the applicant acknowledges that through an agreed Council process, the application will be circulated to the relevant iwi and if any concerns are raised the applicant will address them.

7 Assessment of Effects

7.1 Positive Effects

The operation of the Wynen Street responsible camping site has encouraged tourists (both domestic and international) into the Central Business area to support local business.

While Covid 19 has affected international tourist numbers, there is still continued domestic use of the Marlborough Responsible Camping Sites.

7.2 Amenity Effects

Other than the existing 'Designated Campsite' sign (see image below), located on the eastern boundary, the visual impacts are considered to be consistent with usual car park use.



It should be noted that the Applicant is currently reviewing the responsible camping signage within the region and this sign will be updated in the future.

The rules requiring no cookers external of vehicles and no washing to be hung also mitigate any visual impact of using the site for responsible camping.

The restricted hours of use (6.00pm till 9.00am) reduces the visual impact of the site being used for responsible camping as it is outside of the generally business hours associated with the immediately surrounding activities.

These restrictions are in place in accordance with the Marlborough District Council Responsible Camping Control Bylaw 2020.

7.3 Traffic and Access Effects

The site already attracts large numbers of vehicles given that it is a car park, which is located centrally within the CBD.

The proposed ongoing use of the site between the hours of 6.00pm and 9.00am will not give rise to traffic effects over and above that which already occur as a car park given that the use will be outside of peak time. Additionally, the restrictions mean the car park is still available for general public during busy times.

7.4 Noise Effects

The applicant acknowledges that there will be some noise associated with the activity, including:

- Vehicle noise (engines and vehicle doors)
- Music
- People

Standard 9.2.2.1 – Any activity must not cause noise that exceeds the following limits at any point within the boundary of any other property zoned Business 1, Business 2 and Business 3:

7.00 am to 10.00 pm 60 dB LAeq

10.00 pm to 7.00 am 55 dB LAeq 75dB L AF max

The on-going use of the site for responsible camping will not give rise to noise effects which are over and above that permitted in the Plan.

There is no residential zoned land or accommodation facility in close proximity to the site which could be affected.

7.5 Cultural Effects

The site is not subject to any cultural heritage overlays in the Wairau/Awatere Resource Management Plan or Proposed Marlborough Environment Plan, however it is identified as a statutory acknowledgement area. No adverse cultural effects are anticipated.

7.6 Any Alternative Locations

As part of Marlborough District Councils review of the 'Responsible Camping Control By-law' many locations across the Marlborough Region have been considered.

The ongoing use of this site for responsible camping purposes was confirmed as appropriate for freedom camping subject to the restrictions as notified in the proposed bylaw and as adopted in the final bylaw.

It should be noted that no specific comments were made through the submissions on the 'Responsible Camping Control By-law' that related to the use of this site.

7.7 Any Other Potential Effect

The proposal is not anticipated to have any adverse effects on those in the neighbourhood or wider community (including any socio-economic or cultural effects).

There are no known / recorded archaeological or recognised customary activities associated with the subject site. Consequently, it is considered that the proposed activities will not lead to the occurrence of adverse cultural effects.

There are no other potential effects anticipated.

8 Various Planning Documents

8.1 Resource Management Act 1991

Part 2 of the RMA sets out its purpose and principles on which the RMA is founded and from which all other associated statutory framework is derived. The purpose of the RMA is to promote the sustainable management of natural and physical resources. The RPS and the Plan have been developed under the RMA and are generally considered to be the local implementation of the purpose and principles.

8.1.1 Section 6 Matters of National Importance

It is considered that there are no matters of national importance with relevance to this application.

8.1.2 Section 7 Other Matters

Section 7 of the RMA sets out other matters that Council is to have particular regard to in achieving the purpose of the RMA. The matters of relevance to this application are outlined below:

Section 7(c) the maintenance and enhancement of amenity values

This application is an efficient use of physical resources (existing infrastructure). It is considered that the ongoing use of the 'Wynen Street' car park for responsible camping will maintain the existing amenity values of the receiving environment.

8.1.3 Section 8 Treaty of Waitangi

The application is consistent with the RMA planning framework and is therefore considered consistent with Section 8 in terms of Treaty of Waitangi considerations.

Based on the above assessment, it is considered that the proposal will meet the purpose and principles of the RMA.

8.2 Marlborough Regional Policy Statement

The Wairau Awatere Resource Management Plan and Marlborough Environment Plan have been written in accordance with the provisions of the Marlborough Regional Policy Statement (RPS). As such any matters raised through the policies and objectives of the Plan are the same matters raised in the RPS

8.3 Wairau Awatere Resource Management Plan

The most relevant objectives and policies are found in:

Chapter 2 - Tangata whenua

Objective 1 - Recognition and provision for the relationship of Maori to their culture and traditions with their ancestral lands, waters, sites, waahi tapu and other taonga.

The wider Marlborough region is acknowledged within the Te Tau Ihu Statutory Acknowledgement provisions. The proposed development is not on or adjacent to a site or area with values listed within the Statutory Acknowledgement document.

The Applicant acknowledges that the application will be circulated to iwi for their comment.

Chapter – 11 Urban Environments

Issue 11.3.1.1 – Managing the effects of an intensely developed commercial and retail sector, which is complemented by key community facilities, in a manner which promotes a vibrant and prosperous centre for Blenheim and Marlborough.

Objective 2 – A convenient and well organised central business area.

Policy 2.1 – Encourage development of the central area as a compact and convenient commercial centre for workers, shoppers, facility users and visitors.

Policy 2.2 – Ensure that the transport network is compatible with Central Business Zone activity.

Policy 2.3 – Ensure that any car parking requirements generated by an activity are catered for within the Zone and preferably on site.

Policy 2.4 – Promote a pedestrian orientated inner centre supported by strategically located car parking areas.

Policy 2.6 – Provide collective car parking to serve the inner parts of the Central Business Zone.

Policy 2.7 - Retain or enhance the levels of carparking provides by the Alfred Street, McMurtry, Centennial Hall, Queen and Wynen Street Carparks.

Policy 2.10 – Implement traffic management measures as required to maximise the efficiency of the Central Business Zone.

The proposed ongoing use of the 'Wynen Street' car park for responsible camping, outside of the general Central Business Zone hours of operation will retain the level of carparking available for use during peak times.

Objective 3 – The maintenance and enhancement of the character and amenities of the Central Business Zone.

Policy 3.1 – Promote and encourage the inclusion of public amenities and facilities.

The responsible camping site will become a public facility which is directed to be promoted and encouraged under Policy 3.1.

Objective 3 – A Vibrant town centre.

Policy 3.2 – Encourage a mix of retail, commercial, cultural and social activities to the town centre.

The responsible camping site will promote a vibrant town centre, where people staying at the site will utilise existing business within the Central Business Zone.

Chapter 19 – Land Transport

Issue 19.4 – The development of sustainable road transportation network which allows the community to function with minimal conflict between land use, traffic and people.

Objective 1 – Continue to maintain and build a hierarchical network of roads.

Policy 1.4 – To manage the establishment of activities in a manner which takes account of the classification and function of the road network in the vicinity and from which access to the site is to be obtained.

The site already attracts large numbers of vehicles given that it is a car park, which is located centrally within the CBD.

The proposed ongoing use of the site between the hours of 6.00pm and 9.00am will not give rise to traffic effects over and above that which already occur as a car park given that the use will be outside of peak time.

Overall, the use of the ‘Wynen Street’ car park as a responsible camping site is consistent with the objectives and policies of the Wairau Awatere Resource Management Plan.

8.4 Proposed Marlborough Environment Plan

The proposed Marlborough Environment Plan (MEP) includes the following relevant provisions:

Chapter 3 - Tangata Whenua

Objective 1 - The principles of the Treaty of Waitangi/Te Tiriti o Waitangi are taken into account in the exercise of the functions and powers under the Resource Management Act 1991.

The wider Marlborough region is acknowledged within the Te Tau Ihu Statutory Acknowledgement provisions. The proposed development is not on or adjacent to a site or area with values listed within the Statutory Acknowledgement document.

The Applicant acknowledges that the application will be circulated to iwi for their comment.

Chapter 12 – Urban Environments

Objective 12.4 – Marlborough has a well-structured and economically and socially successful range of business environments where the vitality, viability and identity of these environments is retained and enhanced.

Policy 12.4.2 – The central business areas of Blenheim and Picton provide a focus for retail, commercial business, employment, leisure, visitor accommodation and cultural activities.

The proposed responsible camping site will allow for an accommodation option within the central business area.

Policy 12.5.1 – Maintain the following characteristics within the central business areas of Blenheim, Renwick, Picton and Havelock (of relevance set out below)

- B) A wide variety of activities, including retail shops, professional and administrative offices, civic and community facilities, emergency service activities, personal and household services, entertainment restaurants, bars and public open spaces.*
- C) The function of the town in serving the needs of residents and visitors.*
- F) Provision of public parking.*
- I) Considerable public and private investment in the form of roading, car parking, street lighting, street furniture, open space and other infrastructure.*

The use of the 'Wynen Street' car park for responsible camping is an activity which complements the existing activities within the Central Business Zone.

The use of the site will provide for the needs of visitors (both domestic and international) to Blenheim.

The 'Wynen Street' car park will still be available for its core function of providing car parking spaces within the Central Business Zone during normal business hours.

Objective 12.6 – The maintenance and enhancement of the character and amenities of business and industrial areas make these environments places where people want to work, visit and invest.

Policy 12.6.5 – Noise limits have been established to provide for the protection of community health and welfare. These limits are consistent with the character and amenity of the business and industrial zones.

Policy 12.6.6 – Limit the size and number of signs so that they convey information about the name, location and nature of a business to passing pedestrians and vehicles without being oversized or too numerous.

Policy 12.6.7 – Where resource consent is required, ensure that the development within the business or industrial zones is undertaken in a manner that:

- a) Provides for the maintenance of those attributes contributing to the business character of the locality, as expressed in Policies 12.5.1 to 12.5.4.*
- b) Provides for the maintenance of those attributes contributing to the industrial character of the locality, as expressed in Policies 12.5.5 and 12.5.6.*
- c) Maintains and/or enhances the business and industrial environments of the area for the wider community.*
- d) Ensures the site can be adequately serviced (stormwater, sewer and water).*
- e) Ensures that the effects of any natural hazards can be avoided, remedied or mitigated; and*
- f) Protects the historic heritage values of heritage resources identified in*
Appendix 13

The proposed activity will maintain the character and amenities of the business area and will not give rise to effects where people don't want to work, visit or invest in the Central Business Zone.

Objective 12.8 – A range of appropriate non-business or non-industrial activities are able to be undertaken.

Policy 12.8.1 – Enable non-business activities in the business areas where the adverse effects on the environment do not detract from the character of quality of the business environment.

Policy 12.8.3 – Where a non-business or non-industrial activity is proposed that is not otherwise provided for as a permitted activity, resource consent will be required, and the following matters must be determined by decision makers in assessing the adverse effects on business or industrial activities before any assessment of other effects is undertaken:

- a) The extent to which the activity is related to business or industrial activities occurring at the site.*
- b) The functional need for the activity to be located within a business or industrial zone and why it is not more appropriately located within another zone.*
- c) Whether the proposed activity will result in a loss of land with business or industrial potential and the extent of this loss when considered in combination with other non-business or non-industrial based activities; and*
- d) The extent to which the proposed activity will have an adverse effect on the business or industrial environment.*

It is acknowledged that responsible camping is not a business and does not relate directly to business occurring at the site. However, the proposed activity is complementary to the existing use of the site and will not give rise to a loss of land to business activity.

Further, the activity with proposed restrictions, will not give rise to any adverse effect on the receiving business environment.

Chapter 17 – Transportation

Objective 17.4 – Conflict between new and altered land use and subdivision activities and use of the land transport network is avoided, remedied or mitigated.

Policy 17.4.1 – Manage the density, scale and location of subdivision and/or activities to maintain the planned function of the land transport network.

The site already attracts large numbers of vehicles given that it is a car park, which is located centrally within the CBD.

The proposed ongoing use of the site between the hours of 6.00pm and 9.00am will not give rise to traffic effects over and above that which already occur as a car park given that the use will be outside of peak time.

Policy 17.5.4 – Avoid the display of outdoor advertising signs that could adversely affect traffic safety by confusing, detracting or obstructing the view of motorists or pedestrians.

The existing and proposed signage will not adversely affect traffic safety by confusing, detracting or obstructing the view of motorists or pedestrians.

Overall, the use of the 'Wynen Street' car park as a responsible camping site is consistent with the objectives and policies of the Proposed Marlborough Environment Plan.

9 Conclusion

The Applicant, Marlborough District Council, is seeking resource consent for the following specific activities:

- Land Use – Activity
 - *To operate a responsible camping site on a portion of Lots 1 and 2 DP 2902, Lots 1 and 2 DP 3743, Deposited Plan 561 and Lot 2 DP 365607.*

Any associated potential effects on the environment can be appropriately avoided, remedied or mitigated through the imposition of conditions of consent.

The proposal is consistent with the relevant provisions of Part 2 of the Act, the Marlborough Regional Policy Statement, the Wairau Awatere Resource Management Plan, and the Proposed Marlborough Environment Plan.

Accordingly, resource consent should be granted to this proposal.

Appendix 1 – Location Plan



Appendix 2 – Title



**RECORD OF TITLE
UNDER LAND TRANSFER ACT 2017
FREEHOLD
Search Copy**




R.W. Muir
Registrar-General
of Land

Identifier **265926**
Land Registration District **Marlborough**
Date Issued 08 August 2006

Prior References
MB3B/1170

Estate Fee Simple
Area 2281 square metres more or less
Legal Description Deposited Plan 561 and Lot 1-2 Deposited
Plan 2902 and Lot 1-2 Deposited Plan 3743

Registered Owners
Marlborough District Council

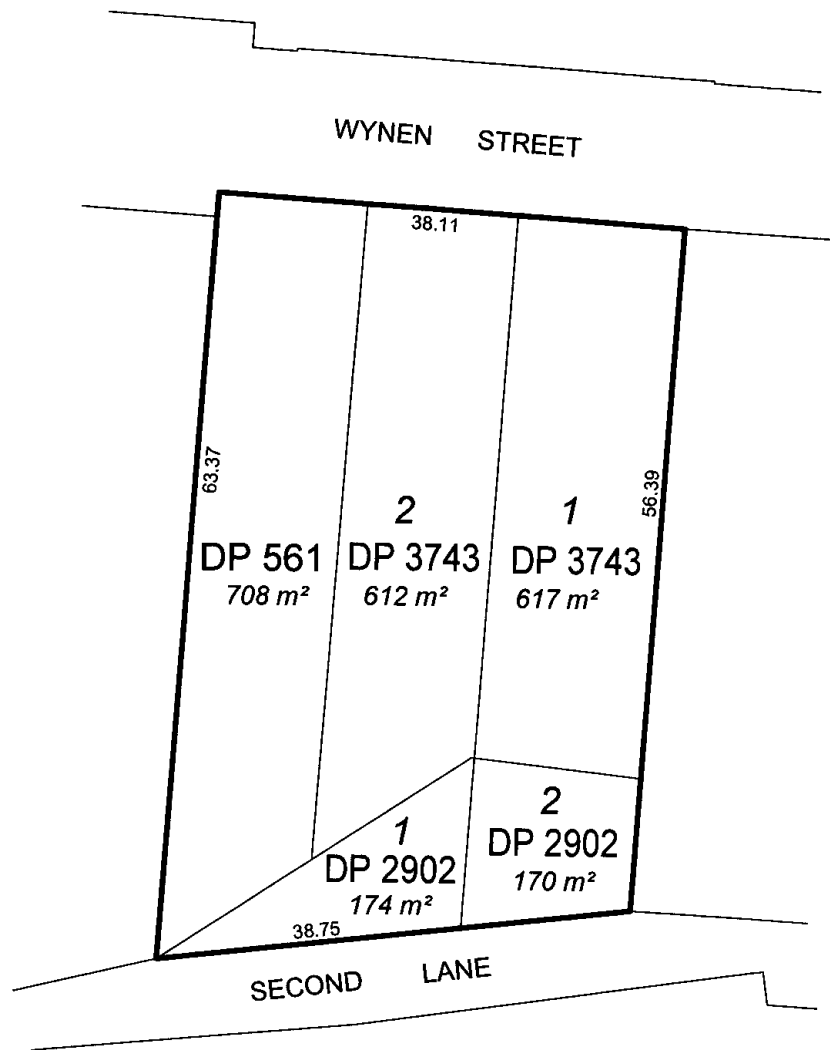
Interests
Party Wall rights in Outstanding Agreement 21385 (DR 27/187)
Subject to Sections 351D (3) & (4) Municipal Corporations Act 1954
Appurtenant to Lot 2 DP 2902 herein is a right to drain water created by Transfer 21303 - 12.2.1954 at 11:11 am

Title Diagram CT 265926

Copy - 01/01, Pgs - 001, 30/08/06, 13:48



DocID: 211650638

**Total Area: 2281 m²**

To: Marlborough District Council
PO Box 443
Blenheim 7240



**MARLBOROUGH
DISTRICT COUNCIL**

ISO 9001:2008
Document Number:
RAF0010-CI1921

SUBMISSION ON APPLICATION FOR A RESOURCE CONSENT

1. Submitter Details

Name of Submitter(s) in full _____

Electronic Address for Service (*email address*) _____

Postal Address for Service (*or alternative
method of service under section 352 of the Act*) _____

Primary Address for Service (*must tick one*)

Electronic Address (*email, as above*) ☐

or, Postal Address (*as above*) ☐

Telephone (*day*) _____ Mobile _____ Facsimile _____

Contact Person (*name and designation,
if applicable*) _____

2. Application Details

Application Number _____ U _____

Name of Applicant (*state full name*) _____

Application Site Address _____

Description of Proposal _____

3. Submission Details (*please tick one*)

I/we support all or part of the application ☐

I/we oppose all or part of the application ☐

I/we are neutral to all or part of the application ☐

- ☐ I am a trade competitor for the purposes of section 308B of the Resource Management Act 1991
- ☐ I am directly affected by an effect of the subject matter of the submission that:
- a) adversely affects the environment; and
- b) does not relate to trade competition or the effects of trade competition
- ☐ I am NOT directly affected by an effect of the subject matter of the submission that:
- a) adversely affects the environment; and
- b) does not relate to trade competition or the effects of trade competition
- ☐ I am NOT a trade competitor for the purposes of section 308B of the Resource Management Act 1991

The specific parts of the application that my/our submission relates to are *(give details, using additional pages if required)*

The reasons for my/our submission are *(use additional pages if required)*

The decision I/we would like the Council to make is *(give details including, if relevant, the parts of the application you wish to have amended and the general nature of any conditions sought. Use additional pages if required)*

4. Heard in Support of Submission at the Hearing

I/we wish to speak in support of my/our submission

☐

I/we do not wish to speak in support of my/our submission

☐

OPTIONAL: Pursuant to section 100A of the Resource Management Act 1991 I/we request that the Council delegate its functions, powers, and duties required to hear and decide the application to one or more hearings commissioners who are not members of the Council. *(Please note that if you make such a request you may be liable to meet or contribute to the costs of commissioner(s). Requests can also be made separately in writing no later than 5 working days after the close of submissions.)*

☐

5. Signature

Signature _____ Date _____

Signature _____ Date _____

6. Important Information

- Council must receive this completed submission before the closing date and time for receiving submissions for this application. The completed submission may be emailed to mdc@marlborough.govt.nz.
- The closing date for serving submissions on the consent authority is the 20th working day after the date on which public or limited notification is given. If the application is subject to limited notification, the consent authority may adopt an earlier closing date for submissions once the consent authority receives responses from all affected persons.
- You must serve a copy of your submission on the applicant as soon as is reasonably practicable after you have served your submission on the consent authority.
- Only those submitters who indicate that they wish to speak at the hearing will be sent a copy of the section 42A hearing report.
- If you are making a submission to the Environmental Protection Authority, you should use form 16B.
- If you are a trade competitor, your right to make a submission may be limited by the trade competition provisions in Part 11A of the Resource Management Act 1991.
- If you make a request under section 100A of the Resource Management Act 1991, you must do so in writing no later than 5 working days after the close of submissions and you may be liable to meet or contribute to the costs of the hearings commissioner or commissioners. You may not make a request under section 100A of the Resource Management Act 1991 in relation to an application for a coastal permit to carry out an activity that a regional coastal plan describes as a restricted coastal activity.
- Please note that your submission (or part of your submission) may be struck out if the authority is satisfied that at least 1 of the following applies to the submission (or part of the submission):
 - it is frivolous or vexatious;
 - it discloses no reasonable or relevant case;
 - it would be an abuse of the hearing process to allow the submission (or the part) to be taken further;
 - it contains offensive language;
 - it is supported only by material that purports to be independent expert evidence, but has been prepared by a person who is not independent or who does not have sufficient specialised knowledge or skill to give expert advice on the matter.

7. Privacy Information

The information you have provided on this form is required so that your submission can be processed under the Resource Management Act 1991. The information will be stored on a public file held by Council. The details may also be available to the public on Council's website. If you wish to request access to, or correction of, your details, please contact Council.