

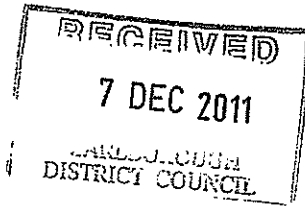


Wairau/Awatere Resource Management Plan

Plan Change 59

**Further Submissions received by Marlborough District
Council**

December 2011



Print Form

WAIRAU/AWATERE DISTRICT COUNCIL

FURTHER SUBMISSION FORM

Further submission in support of, or in opposition to a submission on Proposed Plan Change 59 (Colonial Vineyard Limited) to the Wairau/Awatare Resource Management Plan

Form 6, Clause 8 of the First Schedule, Resource Management Act 1991 Office use only

Full name of further submitter: TONY WYTENBURG

Name of organisation (if applicable): CLASSIC AERO MACHINING SERVICE

Postal address: 95 AERODROME ROAD
OMAKA BLENHEIM

Telephone: 03 5792033 Fax: _____

Email: tony@cams-74-72 Contact Person: TONY WYTENBURG

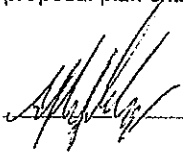
I wish/do not wish (circle preference) to be heard in support of my further submission

~~If others made a similar submission: I will consider presenting a joint case with them at a hearing (Cross out if you would not consider presenting a joint case)~~

Tick as appropriate

I represent a relevant aspect of the public interest

I have an interest in the proposal plan change greater than the interest that the general public has

Signature of further submitter: 

Date: 02/12/11

(Or person authorised to sign on behalf of person making further submission. Signature not required if you make your further submission by electronic means)

* Please note that all further submissions are made available for public inspection.

My further submission relates to:

I support / oppose (circle preference) the submission of:

Name of original submitter: MALIBOROLECH AERO CLUB

Address of original submitter: P.O BOX 2 BLENHEIM 7240

Number of original submission: 23



The particular parts of the submission support / ~~oppose~~ (circle preference) are:

(Clearly indicate which parts of the original submission you support or oppose, together with any relevant provisions of the proposal)

ALL OF THE SUBMISSION

The reasons for my support / opposition (circle preference) are:

CLASSIC AGRO MACHINING SERVICE IS A BUSINESS WHICH OPERATES ON THE OMAKA AIRFIELD. ANY RESTRICTIONS NOW OR IN THE FUTURE, BECAUSE OF THE DEVELOPMENT COULD CAUSE SEVERE PROBLEMS FOR VIABILITY OF THIS BUSINESS. RESTRICTION TO THE AIRFIELD'S OPERATION IS ALSO A CONCERN.

I seek that the whole (or part (describe part)) of the submission be allowed (or ~~disallowed~~) (Give precise details)

Please attach any additional information.

Important note to further submitter:

A copy of your further submission must be served on the original submitter within five working days of making the further submission to Marlborough District Council.

FURTHER SUBMISSIONS MUST BE RECEIVED BY 5.00PM ON THURSDAY, 8 December 2011.

SUBMISSIONS CAN BE:

| | |
|---------------|--|
| Posted to: | Planning Technician, Marlborough District Council, PO Box 443, Blenheim 7240 |
| Delivered to: | Planning Technician, Marlborough District Council, 15-21 Seymour Street, Blenheim |
| Faxed to: | 03 520 7496 (if you fax your submissions, please post or deliver a copy to one of the above addresses) |
| Emailed to: | PC59@marlborough.govt.nz |

Reset Form

Marlborough District Council Plan change 59: Further Submission

Further Submitter: Colonial Vineyard Ltd

Address for Service: c/- PO Box 1593
Nelson
Ph 03 546 4256

This is a further submission in support of or opposition to a submission to the following Proposed Plan Change / Variation:

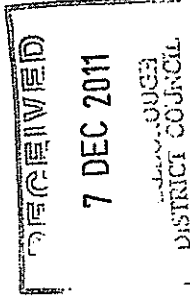
Marlborough District Council Plan change 59, Colonial Vineyard

Colonial Vineyard Ltd supports or opposes the following submissions



Signed

Date 7/12/11



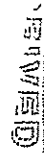
Colonial Vineyard: Further Submission on Plan Change 59

| Sub. # | Submitter | Status | Reasons | Decision sought |
|--------|----------------------------------|-----------------|---|---|
| 9 | Aviation Museum Charitable Trust | Support in part | <p>25m "green buffer". Colonial Vineyard supports a visual buffer (and/or acoustic fencing) for the full length of the southern boundary, but believes the width requested is excessive and unnecessary. A planting strip of 3 to 5m wide would provide full screening. There is an existing 3m wide strip planted in established olive trees (3-5m high) which could be retained.</p> <ul style="list-style-type: none"> • "every time Blenheim gets significant rain the North side of the vineyard floods across New Renwick Road" – Although some ponding can occur after heavy rain, this has been overstated in the submission. The site is not identified in any flood hazard area, either in the Wairau Awatere RM Plan or the Growth Strategy flood hazard maps. The growth strategy found: "development in this area can be connected to existing networks without upgrades of infrastructure". • No complaints covenant (or similar – Option 1) is supported • Industrial zoning on the site as sought would be inappropriate | <p>Allow the submission in part to the extent that a visual buffer is supported, but disallow the suggested 25m width.</p> <ul style="list-style-type: none"> • Disallow that part of the submission relating to flooding and industrial zoning. • Allow that part seeking a no complaints covenant (or similar). |
| 11 | John Sinclair | Support in part | <ul style="list-style-type: none"> • 20 metre isolation strip. This width is offered by the submitter as a suggestion. A planting strip for the full length of the southern boundary is supported, but a width of 3 to 5m would provide full screening and satisfy this concern. There is an existing 3m wide strip planted in established olive trees (3-5m high) which could be retained. • Colonial Vineyard supports no building within the isolation strip and a reverse sensitivity covenant (or similar) | <p>Allow the submission except for a 20m wide strip.</p> |
| 19 | Carlton Corlett Trust | Support in part | <p>Noise covenants (or similar) are supported.</p> | <p>Allow noise covenants (or similar) in preference to declining the plan change.</p> |
| 20 | Ian Fyfe | Support in part | <p>Mitigation of reverse sensitivity effects. Colonial Vineyard believe there is already sufficient noise mitigation, and note that noise from overflying aircraft is a permitted activity. Notwithstanding this, Colonial Vineyard are not averse to additional mitigation to the extent that this can be provided and is suggested by the submitter (and others with similar concerns).</p> | <p>Allow in part of the extent that additional mitigation of reverse sensitivity effects is supported in preference to declining the plan change</p> |
| 23 | Marlborough Aero Club | Support in part | | |

| Sub. # | Submitter | Status | Reasons | Decision sought |
|---------|--------------------------|-----------------|---|---|
| 32 | Antique Aero Engineering | Support in part | integrated whole zone development. Refer to comments on Aero Club (submitter 23) | Allow in part to the extent that mitigation of reverse sensitivity is supported in preference to decline. |
| 33 & 34 | Sounds Aero Maintenance | Support in part | Refer to comments on Aero Club (submitter 23) | Allow in part to the extent that mitigation of reverse sensitivity is supported in preference to decline |
| 37 | Marlborough Helicopters | Support in part | Refer to comments on Aero Club (submitter 23) | Allow in part to the extent that mitigation of reverse sensitivity is supported in preference to decline |
| 47 | Ridge Air | Oppose | Too much reliance on the growth strategy. Colonial Vineyard places reliance on the multi-criteria investigation and analysis as part of the growth strategy process, which supports the proposed plan change. | Disallow this submission |

7 DEC 2011
COUNCIL

7 DEC 2011



| Sub. # | Submitter | Status | Reasons | Decision sought |
|--------|-----------------------|-----------------|--|---|
| 27 | Car Club | Support in part | Refer to comments on Aero Club (submitter 23) | Allow this submission in part to the extent that additional reverse sensitivity mitigation measures are supported. |
| 30 | Sounds Air | Support in part | Refer to comments on Aero Club (submitter 23) | Allow in part to the extent that mitigation of reverse sensitivity is supported in preference to declining the plan change. |
| 31 | Wither Hills Vineyard | Oppose | <ul style="list-style-type: none"> Deficiency in plan change. The further submitter does not accept that the plan change is deficient in terms of the Resource Management Act. The Council accepted the plan change for processing as a private plan change. Undue reliance on the growth strategy. Colonial Vineyard rely in part on the analysis contained within the Growth Strategy, based on the investigative process. This analysis supports the proposed rezoning, and forms part of the section 32 RMA information. No comprehensive assessment of effects. The plan change includes an AEE commensurate with the Resource Management Act requirements which was accepted by Council. Reverse sensitivity. Reverse sensitivity is adequately addressed. Lack of certainty. There is no statutory obligation to provide any conceptual or detailed survey plan, staging plan or other matters set out in the submission, and Colonial Vineyards disagree there is lack of certainty. However, if this concern is found to be valid, Colonial Vineyard would not be averse to an amendment to the plan change to require a structure plan to be provided at the time of subdivision. This could be incorporated by a new rule (to give effect to submission 31) requiring a structure plan to be provided for the whole development (as a controlled activity) to accompany the first application for any subdivision. Matters of control would revolve around urban design aspects and more prescription in terms of the internal layout for services. Such a structure plan would be incorporated as part of the subdivision consent process [as a controlled activity] to identify services and infrastructure to achieve | <p>Reject.</p> <p>Alternatively, if lack of certainty is determined to be a valid concern, allow in part to the extent that the plan change could be amended to require a structure plan.</p> |

51.
Sub. ~~51~~
Part: ~~2~~

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MARBOROUGH DISTRICT COUNCIL

FURTHER SUBMISSION FORM

Further submission in support of, or in opposition to a submission on Proposed Plan Change 59 (Colonial Vineyard Limited) to the Wairau/Awatere Resource Management Plan

Form 6, Clause 8 of the First Schedule, Resource Management Act 1991 Office use only

Full name of further submitter: PATCHELL HS AIR LTD
Name of organisation (if applicable): CEC - CIVIL PILOT
Postal address: 97 AUCKLAND ROAD
Telephone: 035787225 Fax: 03578850
Email: _____ Contact Person: RAY PATCHELL

I wish/do not wish (circle preference) to be heard in support of my further submission.
If others made a similar submission, I will consider presenting a joint case with them at a hearing. (Cross out if you would not consider presenting a joint case).

Tick as appropriate

I represent a relevant aspect of the public interest
 I have an interest in the proposal plan change greater than the interest that the general public has

Signature of further submitter: Ray Patchell
Date: 7-12-2011
(Or person authorised to sign on behalf of person making further submission. Signature not required if you make your further submission by electronic means).

* Please note that all further submissions are made available for public inspection.

My further submission relates to:
 I support/ oppose (circle preference) the submission of:

Name of original submitter: THE MARLBOROUGH AEROS CLUB INC
Address of original submitter: OHAKA AIRFIELD AEROS CLUB ROAD
Number of original submission: 23



Further Submission Form

The particular parts of the submission I support / oppose (circle preference) are:
 (Clearly indicate which parts of the original submission you support or oppose, together with any relevant provisions of the proposal)

ALL OF THE SUBMISSION

The reasons for my support / opposition (circle preference) are:

I HAVE OPERATED AN AGRICULTURAL AVIATION BUSINESS OFF CHAIKA AIRFIELD FOR 30 YRS. CHAIKA AIRFIELD IS THE ONLY LOCATION I CAN OPERATE FIXED WING OPS FROM, THERE FOR ANY RESTRICTIONS NOW OR FUTURE WILL HAVE A DIRECT ADVERSE IMPACT ON THE FUTURE OF MY BUSINESS.

I seek that the whole (or part (describe part)) of the submission be allowed (or disallowed) (Give precise details)

Please attach any additional information.

Important note to further submitter:

A copy of your further submission must be served on the original submitter within five working days of making the further submission to Marlborough District Council.

FURTHER SUBMISSIONS MUST BE RECEIVED BY 5.00PM ON THURSDAY, 8 December 2011.

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|---------------|--|
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Form 6, Clause 8 of the First Schedule, Resource Management Act 1991. Office use only

Full name of further submitter WANGANUI AERO WORK (2004) LTD

Name of organisation (if applicable): _____

Postal address _____

P.O. Box 509. WANGANUI. 4540

Telephone: 03 578 3736 Fax: 03 578 3736

Email andrew@xtra.co.nz Contact Person: ANDREW WHELAN

I wish / do not wish (circle preference) to be heard in support of my further submission.

If others made a similar submission, I will consider presenting a joint case with them at a hearing. (Cross out if you would not consider presenting a joint case).

Tick as appropriate

I represent a relevant aspect of the public interest

I have an interest in the proposal plan change greater than the interest that the general public has

Signature of further submitter Andrew Whelan - PP WANGANUI AERO WORK

Date 07-12-2011

(Or person authorised to sign on behalf of person making further submission. Signature not required if you make your further submission by electronic means).

* Please note that all further submissions are made available for public inspection.

My further submission relates to:

I support / oppose (circle preference) the submission of:

Name of original submitter: MARLBOROUGH AERO CLUB INC.

Address of original submitter: C/- P.O. Box 73 BUNHEIM 7240

Number of original submission: 23

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DISTRICT COUNCIL



The particular parts of the submission **support** / oppose (circle preference) are:

(Clearly indicate which parts of the original submission you support or oppose, together with any relevant provisions of the proposal)

ALL OF THE SUBMISSION

The reasons for my **support** / opposition (circle preference) are:

WE OPERATE A FIXED WING AGRICULTURAL AVIATION BUSINESS FROM OMAKA AIRFIELD EMPLOYING 2 FULL TIME EMPLOYEES AND OPERATING THROUGHOUT THE MARLBOROUGH PROVINCE. AGRICULTURAL AVIATION HAS OPERATED FROM OMAKA AIRFIELD SINCE THE EARLY 1950S!

I seek that the **whole** (or part [describe part]) of the submission be **allowed** (or disallowed) (Give precise details)

Please attach any additional information.

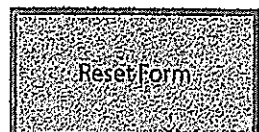
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Form 6: Clause 6 of the First Schedule: Resource Management Act 1991

Office use only

Full name of further submitter

ANDREW DEVERELL WHELAN

Name of organisation (if applicable):

WANGANUI AERO WORK (2004) LTD

Postal address

92A MAXWELL ROAD, BLENHEIM 7201

Telephone: 03 578 3736

Fax: 03 578 3736

Email andhen@xtra.co.nz

Contact Person: ANDREW WHELAN

I support/do not wish (circle preference) to be heard in support of my further submission.

If others made a similar submission, I will consider presenting a joint case with them at a hearing. (Cross out if you would not consider presenting a joint case).

Tick as appropriate

I represent a relevant aspect of the public interest

I have an interest in the proposal plan change greater than the interest that the general public has

Signature of further submitter

Andrew Whelan

Date

07-12-2011

(Or person authorised to sign on behalf of person making further submission. Signature not required if you make your further submission by electronic means).

* Please note that all further submissions are made available for public inspection.

My further submission relates to:

I support/oppose (circle preference) the submission of:

Name of original submitter:

MARLBOROUGH AERO CLUB INC.

Address of original submitter

P.O. BOX 73 BLENHEIM 7240

Number of original submission:

23

RECEIVED

- 8 DEC 2011

MARLBOROUGH
DISTRICT COUNCIL



Please turn over

The particular parts of the submission I support/ oppose (circle preference) are:

(Clearly indicate which parts of the original submission you support or oppose, together with any relevant provisions of the proposal)

ALL OF THE SUBMISSION.

The reasons for my support/ opposition (circle preference) are:

I HAVE OPERATED AS AN AGRICULTURAL PILOT FROM OMAKA AIRFIELD SINCE 1984. I ALSO OWN A HANGAR ON THE AIRFIELD. I, AND OTHER AIRCRAFT OPERATORS ARE DEPENDENT ON OMAKA AIRFIELD OPERATING WITHOUT FURTHER RESTRICTIONS. ANY HOUSING DEVELOPEMENT, SO CLOSE, WILL SOUND THE DEATH KNELL OF THIS ICONIC AIRFIELD.

I seek that the whole (or part [describe part]) of the submission be allowed (or disallowed) (Give precise details)

Please attach any additional information.

Important note to further submitter:

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MARLBOROUGH DISTRICT COUNCIL

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Form 6, Clause 8 of the First Schedule, Resource Management Act 1991 Office use only

Full name of further submitter Khalid Ruda Suleiman

Name of organisation (if applicable): _____

Postal address 162 Howick Road
Blenheim 7201


Telephone: 0212818889 Fax: _____

Email kmsuleiman@xtra.co.nz Contact Person: _____

I wish do not wish (circle preference) to be heard in support of my further submission.

If others made a similar submission, I will consider presenting a joint case with them at a hearing. (Cross out if you would not consider presenting a joint case).

- Tick as appropriate
- I represent a relevant aspect of the public interest
 - I have an interest in the proposal plan change greater than the interest that the general public has

Signature of further submitter 

Date 8/12/2011

(Or person authorised to sign on behalf of person making further submission. Signature not required if you make your further submission by electronic means).

* Please note that all further submissions are made available for public inspection.

My further submission relates to:

support oppose (circle preference) the submission of:

Name of original submitter: Gerard and Jay Verkaaik

Address of original submitter 41 New Renwick Rd

Number of original submission: 21



The particular parts of the submission I support / ~~oppose~~ (circle preference) are:

(Clearly indicate which parts of the original submission you support or oppose, together with any relevant provisions of the proposal)

1. Small lot sizes (opposed to lot sizes smaller than 800m2)
2. Roading upgrades to intersections each end of the development, need to be completed before enabling the rezoning.
3. Proximity to the Omaka airfield

The reasons for my support / ~~opposition~~ (circle preference) are:

See attached page

I seek that the ~~whole~~ / part (circle preference) of the submission be allowed (or disallowed) (Give precise details)

As described above

Please attach any additional information.

Important note to further submitter:

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Submission - Plan change 59 - Colonial Vineyards

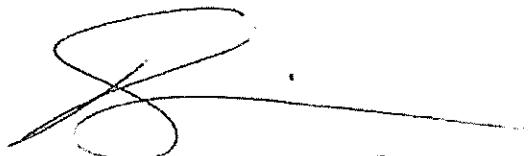
The application relies heavily on the Urban Development Plan produced for the Council to assist in identifying areas of POTENTIAL expansion of residential property.

I do not agree with the roading assessment, once again the applicants assessment relies on the Urban Development Plan, which has not thoroughly been investigated.

The impact this plan change and future development will have on the surrounding road network. I would imagine a roundabout upgrade to the Battys Rd / Richardson Ave / New Renwick Rd would be required and this would probably require the purchase of the surrounding privately owned properties to this intersection. There would likely be an upgrade to the Aerodrome Rd intersection also. The requirements of the roading upgrades should be determined through a thorough roading assessment (not provided).

The creation of smaller lots is not in keeping with the rural aspect of this area. Surrounding properties immediately north and east of the proposed rezoning are 800-1000m² in parcel area. Other areas west and south are much larger. My main objection is to the proposed Urban residential zone 1 and would prefer if a minimum lot area of 800m² is adopted.

The proximity to Airfield is a concern. The airfield is a strategic asset for Marlborough. I would like to see a restriction on the plan change to only extend south as far as the end of the Richardson Ave residential development (approx 260m south of New Renwick Rd) the remaining land would enable a buffer to the airfield and could be developed into a park for the development (rather than parks within the proposed properties).



27/12/2011