

ATTACHMENT TO :

SUBMISSION MADE BY AVIATION MUSEUM CHARITABLE TRUST

ON PLAN CHANGE 59 - COLONIAL VINEYARDS

This is an attachment to the submission form submitted on behalf of New Zealand Aviation Museum Charitable Trust and details more fully our submissions relating to the proposal and also to the outcome we would like to see.

ITEM 6 – SUBMISSION

As indicated the Trust opposes the proposed plan change in full. The proposed amendments detailed in Appendix 1 are simply the changes that the Applicants wish to see made in the wording of the Plan to enable the development to go ahead. Our concern is with the details of the development itself.

1. Effect on the Omaka Aviation Precinct in General

Whilst the Applicants on page 17 of their application have stressed, and I quote, “there is no proposal in this plan change to relocate Omaka, nor to reduce or any way constrain any existing or future operations”, the expressed desire and reality are likely to be far apart.

Members of the Trust have personal experience of the likely long term effect on well-entrenched Aviation Precincts as adjacent urban areas encroach on their “space”. Actions may be well-intentioned, but the results in terms of public perceptions at a future time can place enormous pressure on pre-existing operations and at the same time stultify growth and development. We see this as being a distinct possibility in the Omaka precinct, should this proposal proceed in its present form.

As the precinct is developed, there will be an increasing emphasis on light aviation-related industry, restoration of classic aircraft, including high-powered piston engine aircraft, and a consequent variation in the type of aircraft movements on the field. Whilst mandatory acoustic insulation is a positive commitment, this relates only to the internal environment, and not the location in general.

With the nature of the proposed development, we see this being the beginning of an inexorable urban march westwards, and even southwards, from the present town boundary, with consequent effect not only on the Omaka Aviation Precinct, but also the adjacent rural area. Such a development is singularly suited to land which is presently either urban in nature and location or conversion of other-purpose fully serviced land.

2. The Proposed Development

We note that the intention is to provide approximately 300 housing units on 21 hectares which gives an average footprint for each property of just over 700 square metres before provision of roading and green spaces. We note that much of the rewording of the existing Plan proposed in Appendix 1 relates to squeezing as many properties on to the land as possible by altering existing Plan conditions wherever it can be done. The implication is that with the scheme shown section size will be the minimum allowed in Residential 1 and Residential 2.

It is our strong belief that this type of development has no place as a transitional zone between urban and rural environments, and is far better suited to development of areas which are adjacent to all services. This includes not only water, sewerage and power, but also schools, community facilities and public transport – none of which exist or are contemplated in the area adjacent to the proposed development which would in itself increase the population of the immediate area more than four-fold. To our thinking, the proposal harkens back to the State Housing projects of the late 1940's, which at least included some social infrastructure. It is spurious to regard this

as “good urban design in relationship to a regional aviation centre” and to rely on its proximity to the River Reserve as being provision of recreational facilities.

3. Omaka Aviation Precinct

There is an existing Resource Consent on the land to the south of the proposed development, for aviation use, put in place to ensure the viability and growth of the Omaka Aviation Precinct, in which growth strategy the Marlborough District Council has been heavily involved. This land is well suited to aviation/light industrial use. The Marlborough District Council growth and development strategy document identifies on page 167 that it is important to protect scarce land for future employment use that can “provide special location attributes important to particular businesses. “This is particularly apposite to the highly skilled, small scale aviation industry currently being developed in the Omaka Aviation Precinct, and which does not draw heavily on available infrastructure, services, or access.

4. Consultation

We are most disturbed to note that –

Firstly, a letter written to the previous owners of the land well prior to the formation of Colonial Vineyards Ltd has been provided as an appendix to the Application indicating support for the Application. We stress emphatically that this letter was written to the Campbell Family Trust as the owners of the land at the time and no authority has been given by the New Zealand Aviation Museum Trust to Colonial Vineyards Ltd to use this letter in support of the application. The letter was written at a time when the only development plan which had been presented publicly through an Application for Change of Use to the Marlborough District Council was one from the Blenheim Trust which detailed a low-impact, 67 section development with section sizes ranging between 2,500 and 4,500 square metres, self-sufficient with on-site sewerage treatment and which also would have the ability to utilise on-site irrigation water. This

type of development was suited to urban fringe development, but was opposed, and did not proceed at the time. This is a long way from the current proposal.

Secondly, in the discussion with the writer and Jane Orphan tabled for July 2009 (and another discussion with the writer not tabled) the point was strongly made that if anything other than the existing vineyard was placed on the land, because of the future use of the land to the south, a green buffer zone would be necessary on the southern boundary of the Colonial Vineyard's land, at least 25 metres wide and with plantings so as to provide a complete screen between any activities to the north and activities to the south. This was agreed verbally. There is no mention of this in either the consultation section of the application, or in the application generally. In fact to the contrary. Residential 2 Housing is shown right to the boundary line and more concerning to us, access to the south is shown not only in the MDC Development Plan but also potentially in the application document.

We also note that this discussion was again well prior to the release of the May 2010 strategy document.

5. Future of the Omaka Aviation Precinct

As far as the Omaka Aviation Precinct is concerned, there is a definite commitment to growth, for both the owners of the Airfield, the Marlborough Aero Club, and ourselves. We also have the support of the Nelson-Marlborough Aviation Cluster, in utilising the present skill-set available at Omaka, to grow the light aviation and aviation restoration industries on the available land. The recent inclusion of the Classic Car museum as part of the complex, adds even further growth potential in a closely related industry.

The result is not only the upgrading of local skills, but an increase in the manufacturing sector in Marlborough, as already identified by Council in its analysis of the potential of the Omaka Aviation Precinct. This growth would in all probability have a reverse sensitivity effect on the proposed development simply because of its location.

In conclusion, we believe that this development as tabled is entirely inappropriate to the area.

ITEM 7

THE COUNCIL'S DECISION

We would confirm our request that the Council not allow the application to proceed as detailed. Given the location of the land, its proximity to the Omaka Aviation Precinct, and the inappropriateness of the development to the graduation of the boundary between urban and rural environments, let alone its impact on the existing Burleigh area infrastructure, we ask that the Council not allow the proposal but rather implement its overall growth strategy and consequent potential rezoning, being options (iv) and (b) listed on page 27 of the application.

SCANNED



Submission on Plan Change 59 – Colonial Vineyards to the Wairau/Awatere Resource Management Plan



Submissions close 6 October 2011

1. Submitter Details

Full Name:

PRUDENCE ADAMS

Organisation (if applicable):

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Address for Service:

(if different from above)

Post Code

Signature (of submitter or person authorised to sign on behalf of submitter):

Date:

2. Trade Competition

Could you gain an advantage in trade competition in making this submission Yes [] No [x]

If you answered yes, please note that there are restrictions on your ability to make a submission. Refer to Clause 6(4) of the First Schedule of the RMA for further information.

3. Council Hearing

Do you wish to be heard in support of your submission? Yes [] No [x]

If you answered 'Yes' to being heard, would you be prepared to consider presenting a joint case with others who have made a similar submission? Yes [] No []

4. Return submission to:

Attention Planning Technician Marlborough District Council PO Box 443 Blenheim 7240

Fax: 520 7496

Email: pc59@marlborough.govt.nz

For Office Use

Submission No:

10

5. The specific parts of the proposed plan change the submission relates to are as follows:

The specific parts of this proposed plan sees the need for the Council to rezone land for residential growth to provide affordable housing

Continue on a separate sheet if necessary

6. My submission is: (state the nature of your submission whether you support or oppose (in full or part) specific provisions)

I support the change of use of the Colonial Vineyards limited land to be used for residential purpose, to provide a suitable, practical area to extend the town's urban areas.

I do not see the location of the Onaka Airfield to be an issue as anywhere in Marlborough you are in a flight path also this airfield is used less frequently than the main airport

Continue on a separate sheet if necessary

7. The decision I seek from Council is (Where amendments are sought, provide details of what changes you would like to see)

Approve the Colonial Vineyard limited proposed plan change.

SCANNED



SUBMISSION against COLONIAL VINEYARD LTD APPLICATION FOR PRIVATE PLAN CHANGE

My submission is in three parts.

- Part One is a repeat of an earlier submission that remains relevant
- Part Two takes issue with some points in the application
- Part Three gives a solution that would be acceptable in my opinion

PART 1

SUBMISSION against Proposed Growth Pocket W2.

I have been associated with aspects of activities at Omaka Aerodrome since commencing flight training here in 1960.

I am opposed to the Colonial Vineyard and the land south of it being offered for residential use because of its proximity to Omaka Aerodrome and therefore the associated unavoidable impact the aircraft noise will have on it. In the event that this proposal is adopted, residents will not enjoy a quality lifestyle. My concern is that noise will lead residents to complain and these complaints could lead to the closure of Omaka Aerodrome. There is ample precedent of this happening elsewhere so it is worthwhile looking at the stakes.

What does Omaka Aerodrome contribute to the Marlborough Community? My estimation is:

- 13 businesses employing between 35 and 40 people
- \$15 - 20 million invested
- The maintenance base for a number of prominent small airlines
- An airshow that brings thousands of people to Blenheim every two years
- Clubs with a combined membership of over 350 ratepayers

What needs to be considered is that there has been huge growth in the activities at Omaka in recent years and in my view this growth will continue. For example:

- | | |
|--------------------------------------|-------------------------------------|
| ➤ 2000 One helicopter based at Omaka | 2010 7 helicopters based Omaka |
| ➤ 2000 38 aircraft based at Omaka | 2010 69 aircraft based at Omaka |
| ➤ 2000 50 helicopters frost fighting | 2010 200 helicopters frost fighting |

All of the above contribute to noise nuisance. What must be remembered is that for over half the year during the summer months the seven helicopters and two topdressing aircraft depart Omaka most mornings at or before daylight. During frost events the helicopters use Omaka as a refueling point at all hours during the day and the night.

Sub:

11

Part: _____

The amount of noise generated by activities at Omaka is not compatible with adjacent residential development.

My second concern is as a ratepayer. Marlborough District Council is guarantor of the Aviation Heritage Centre's loan (\$1.5m) and the proposal to develop the Colonial Vineyard puts that public money unnecessarily at risk.

PART 2

I agree that Blenheim needs more land made available for residential development but I seek an assurance that the development of the Colonial Vineyard will not prejudice the viability of Omaka Aerodrome. The application as written does not provide such assurance.

Page 5 refers to the applicant having a vision that the subdivision will have a *high level of residential amenity* and page 52 says that a blanket acoustic insulation requirement is proposed for the whole site and that (this blanket acoustic insulation) *will effectively mitigate any reverse sensitivity effects* (from Omaka Airfield.)

I submit that the application is either being mischievous or is being a little careless with the truth. Funnily enough one of the attractions of living in Marlborough is its excellent climate and high sunshine hours. Residents here spend a great deal of time outdoors. During the summer months outdoor entertaining is hugely popular. I wonder how many Blenheim homes do not have a BBQ – my guess is very few and this illustrates that point.

I would like the applicant to provide more information on how acoustic insulation mitigates aircraft noise nuisance when folk are *outdoors* because in my experience, such insulation will be effective only when folk are *indoors*.

Whereas the Council is quoted as receiving just one noise complaint (page 15) the telephone at the Marlborough Aero Club routinely rings every summer weekend (and sometimes in winter) with people from the new Council subdivision east of Omaka complaining about aircraft noise.

Noise is an amenity value and it is utterly misleading for the applicant to say that the subdivision will have a *high level of residential amenity* when aircraft noise will prevail every fine day.

Figure 5 on Page 35 clearly shows the approximate flight path for aircraft taking off from Vector 01. I say approximate because the take off path is corner to corner – it is not displaced as shown so it *does* go over the proposed subdivision. But that is not the point. What comes into effect is something called

the Doppler affect. It accounts for the apparent change of sound frequency resulting from aircraft speed and direction relative to the listener and is responsible for the apparent changes in sound frequency as an aircraft passes overhead, or when it is turning. The majority of aircraft noise is generated by the propeller and this is worst when the listener is abeam the propeller and downwind from it. In other words Vector 01 is used in an easterly and the subdivision is clearly downwind of the flight path shown on Figure 5. The noise contour currently shows the proposed subdivision is outside the 55dBA area but that does not mean that noise will not be a nuisance. The noise level in decibels alone does not dictate the obtrusiveness and annoyance of a sound. It is the frequency and type of noise, even though it may be of an acceptable arbitrary decibel noise level, that is a significant factor in noise annoyance.

On Page 7 2 Site and Surrounds the applicant says that the site has no history of natural hazards including no flowing or stormwater issues. It is true that since the Taylor Dam was constructed there has been no flooding but it is wrong to say there is no flooding issues because every time Blenheim gets significant rain, the north side of the vineyard floods across New Renwick Road and there is a large puddle collects on the northwest corner that stays there for weeks on occasions.

Part 3

I wish to submit two options that may be helpful but please note that both are conditional upon the Hegley Noise Contour being peer reviewed and the 55dBA contour line not encroaching on the proposed subdivision.

Option 1 Change the zoning to residential conditional upon a no complaints covenant (see below)

Option 2 Change the zoning to industrial.

No Complaints Covenant

That a 'no complaints covenant' shall be registered against the certificates of title of all lots in the subdivision and that a copy of this covenant shall be submitted to the Marlborough District Council and lodged with the District Land Registrar for registration on the titles. The notice shall be registered at the applicant's expense and shall read as follows:

"The current and future owners of the lots in the subdivision (specific lot numbers) shall be informed that this property is located in a productive rural area and adjacent to a fully functioning airfield where noise from aircraft and ancillary activities can be experienced at all hours of day and night.


Where land use activities on the airfield and in the surrounding area are carried out in accordance with the relevant district plan requirements and/or resource consents, the property owner, or their successor in title shall not;

- (a) bring any proceedings for damages, negligence, nuisance, trespass or interference arising from the use of that land or the airspace above and around it; or
- (b) Make nor lodge; nor
- (c) Be party to; nor
- (d) Finance nor contribute to the cost of;

any application, proceeding or appeal (either pursuant to the Resource Management Act 1991 or otherwise) designed or intended to limit, prohibit or restrict the continuation of the operations of any activity on surrounding land, including without limitation any action to require the surrounding landowners/occupiers to modify the airfield or its established flight paths or rural operations carried out on their land.”

I would be happy to appear at any hearing in support of this submission.

John Sinclair
8a Manor Place
Blenheim
027 3142151

A handwritten signature in black ink, appearing to read 'John Sinclair', written over a faint circular stamp or watermark.

Submission on Plan Change 59 – Colonial Vineyards to the Wairau/Awatere Resource Management Plan



Submissions close 6 October 2011

1. Submitter Details

Full Name: Angela Wilhelmina Adye

Organisation (if applicable):

Contact Person: (if applicable):

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Post Code 7201

Email: angela.adye@gmail.com

Telephone: Business 579 4351 Home 578 9651

Fax Mobile 021 671 444

Address for Service: (if different from above) Post Code

Signature (of submitter or person authorised to sign on behalf of submitter):

Angela Adye Date: 05/10/11

2. Trade Competition

Could you gain an advantage in trade competition in making this submission Yes No [checked]

If you answered yes, please note that there are restrictions on your ability to make a submission. Refer to Clause 6(4) of the First Schedule of the RMA for further information.

3. Council Hearing

Do you wish to be heard in support of your submission? Yes No [checked]

If you answered 'Yes' to being heard, would you be prepared to consider presenting a joint case with others who have made a similar submission? Yes No

4. Return submission to:

Attention Planning Technician Marlborough District Council PO Box 443 Blenheim 7240

Fax: 520 7496 Email: pc59@marlborough.govt.nz

For Office Use Submission No:

12

5. **The specific parts of the proposed plan change the submission relates to are as follows:**
Rezoning of land to urban residential

Continue on a separate sheet if necessary

6. **My submission is:** *(state the nature of your submission whether you support or oppose (in full or part)) specific provisions)*

My family home was built on Richardson Avenue (formerly Battys Road Extension) in 1953. One of the most wonderful things about it has always been the view towards the Wither Hills on one side and the Richmond Range up the Wairau Valley. The proposed residential development will remove this and therefore have significant adverse impact on enjoyment of the property.

Richardson Avenue is a quiet and safe avenue and I would be concerned to see it linked to roading which would enable traffic flow between it and other adjacent roads. Exit from Richardson Ave onto New Renwick Road is currently difficult and increased traffic would make it dangerous. Linking the Avenue to other roading may also encourage undesirable through traffic (e.g. boy racers who explore the potential of the Avenue from time to time) and impact on the quiet enjoyment, security and safety of the area.

The density and affordability aspects of the proposed development raise concerns that it may develop into a lower socio economic residential area. Again this could impact adversely on security and safety of existing residences which may then be required to mitigate this at cost to their owners. The proposal is certainly preferable to industrial or piecemeal development but I am also concerned that the strategic aspect of the plans and enhancements such as green areas and renewable energy may be compromised once construction is under way. I therefore oppose the proposed zone change.

Continue on a separate sheet if necessary

7. **The decision I seek from Council is** *(Where amendments are sought, provide details of what changes you would like to see)*

That the land be retained as Rural Zone.

That Council undertake a similar indepth study of the alternative on Battys Road.

If the zone change is approved by Council that the rezoning be confined to medium density.

If the zone change is approved that Council is stringent in enforcing the enhancements such as green areas and renewable energy.

If the zone change is approved that Richardson Avenue is not linked to roading which is part of the development.

SCANNED



Submission on Plan Change 59 – Colonial Vineyards to the Wairau/Awatere Resource Management Plan



Submissions close 6 October 2011

1. Submitter Details

Full Name: NIKI MACNEE

Organisation (if applicable):

Contact Person: (if applicable):

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BLenheim

Post Code

Email: nikimacnee@hotmail.com

Telephone: Business 03 577 8871 Home

Fax Mobile 027 550 2422

Address for Service:
(if different from above)
Post Code

Signature (of submitter or person authorised to sign on behalf of submitter):

Date:

2. Trade Competition

Could you gain an advantage in trade competition in making this submission Yes No

If you answered yes, please note that there are restrictions on your ability to make a submission. Refer to Clause 6(4) of the First Schedule of the RMA for further information.

3. Council Hearing

Do you wish to be heard in support of your submission? Yes No

If you answered 'Yes' to being heard, would you be prepared to consider presenting a joint case with others who have made a similar submission? Yes No

4. Return submission to:

Attention Planning Technician
Marlborough District Council
PO Box 443
Blenheim 7240

Fax: 520 7496

Email: pc59@marlborough.govt.nz

For Office Use

Submission No:

13

5. The specific parts of the proposed plan change the submission relates to are as follows:

Continue on a separate sheet if necessary

6. My submission is: (state the nature of your submission whether you support or oppose (in full or part)) specific provisions)

I WISH TO SUPPORT THE PROPOSED SUBMISSION FOR RE ZONING OF THE COLONIAL VINEYARD FOR RESIDENTIAL PURPOSES.

I BELIEVE THIS WILL ADD VALUE TO THE AREA & TO THE EXISTING RESIDENTIAL RURAL ZONED PROPERTIES & WILL ADD TO THE PROPERTIES WITH THE CHANCE TO MAINS SEWER & RUBBISH COLLECTION.

I WOULD PREFER THE SECTIONS TO BE A GOOD MIXTURE OF SIZES FROM 400M² - 1000M².

I LOVE LIVING IN THIS AREA & FULLY ENJOY THE OMAKA ARTFIELD BEING SO CLOSE. I BELIEVE THIS IS AN ASSET TO THE AREA & MAKES IT A VERY SPECIAL PLACE TO LIVE. I WOULD BE VERY DISAPPOINTED TO THINK PEOPLE WOULD COMPLAIN ABOUT IT & WOULD HOPE THOSE PEOPLE WOULDN'T PURCHASE HERE.

Continue on a separate sheet if necessary

7. The decision I seek from Council is (Where amendments are sought, provide details of what changes you would like to see)

IS APPROVAL TO THE PLAN WITH CONSIDERATION TO SECTION SIZE & AMENITIES TO THE AREA & TO THE QUALITY OF HOUSING.



SCANNED

Print Form

**Submission on Plan Change 59 – Colonial Vineyards
to the Wairau/Awatere
Resource Management Plan**



Submissions close 6 October 2011

1. Submitter Details

Full Name: Jonathon Bernard Bushell

Organisation (if applicable): _____

Contact Person: (if applicable): _____

Postal Address: 14A Richardson Ave, Burleigh, Blenheim

_____ Post Code 7201

Email: jono@vinepower.co.nz

Telephone: *Business* _____ *Home* 03 578 7472

Fax _____ *Mobile* 021 863 006

Address for Service:

(if different from above)

_____ Post Code _____

Signature (of submitter or person authorised to sign on behalf of submitter):

_____ Date: 4/10/11

2. Trade Competition

Could you gain an advantage in trade competition in making this submission Yes No

If you answered yes, please note that there are restrictions on your ability to make a submission. Refer to Clause 6(4) of the First Schedule of the RMA for further information.

3. Council Hearing

Do you wish to be heard in support of your submission? Yes No

If you answered 'Yes' to being heard, would you be prepared to consider presenting a joint case with others who have made a similar submission? Yes No

4. Return submission to:

Attention Planning Technician
Marlborough District Council
PO Box 443
Blenheim 7240

Fax: 520 7496

Email: pc59@marlborough.govt.nz

For Office Use

Submission No:

14

5. **The specific parts of the proposed plan change the submission relates to are as follows:**

Continue on a separate sheet if necessary

6. **My submission is:** *(state the nature of your submission whether you support or oppose (in full or part)) specific provisions)*

I support the proposed plan change in all aspects. I have lived in Richardson Ave for the past 7 years & think Colonial Vineyard has so many attributes that make it an ideal location for a subdivision.

It is in close proximity to Blenheim township, there are a number of primary schools within a few minutes drive, there is easy access to the Taylor river & walkways/cycle tracks. There are fantastic public attractions & dining near by such as the air museum and Wither Hills winery.

For the plane enthusiast the Omas aerodrome is a great source of entertainment with the classic planes we see flying in & my family loves being able to walk down to the aerodrome to watch the biannual air show hosted there.

From what I understand the infrastructure for sewage passes along by the property & makes for a relatively easy connection.

Colonial Vineyard currently has residential zoning on two boundaries which does cause issues in running the property as a vineyard with ongoing noise & spray issues.

Continue on a separate sheet if necessary

7. **The decision I seek from Council is** *(Where amendments are sought, provide details of what changes you would like to see)*

Continue on a separate sheet if necessary

SCANNED

Tony Quickfall
PO Box 1593
Nelson

5 October 2011

Mark Caldwell
Marlborough District Council
PO Box 443
Blenheim

Dear Mark,

COLONIAL VINEYARD PRIVATE PLAN CHANGE - SUBMISSION

I wish to make a submission on the above private plan change to correct some numbering errors.

1. Part of the plan change submitted on:

Appendix 1, proposed amendments

2. Submission and reasons:

Some of the numbering in the proposed change is incorrect. This should be corrected in order to provide accurate references.

3. Relief Sought:

Appendix 1: Proposed amendments

- a. Amend reference on page 53 to "4.8 methods of implementation" to read "19.8 methods of implementation"
- b. Amend numbering references for new policies 1.17 and 1.18 on page 54 to new policy 1.18 and 1.19 respectively.
- c. Amend reference on page 54 to "4.9 methods of implementation" to "23.6 methods of implementation"

I do not wish to be heard.

Yours faithfully



TONY QUICKFALL

phone 027 446 4256

Email: tony@quickfall.co.nz

Sub: 15

Part: _____

Submission on Plan Change 59 – Colonial Vineyards
to the Wairau/Awatere
Resource Management Plan



Submissions close 6 October 2011

1. Submitter Details

Full Name:

Paul Ham

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Prigate

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Mobile

Address for Service:

(if different from above)

Post Code

Signature (of submitter or person authorised to sign on behalf of submitter):

R. P. Ham

Date: 4-10-11

2. Trade Competition

Could you gain an advantage in trade competition in making this submission

Yes

No

If you answered yes, please note that there are restrictions on your ability to make a submission. Refer to Clause 6(4) of the First Schedule of the RMA for further information.

3. Council Hearing

Do you wish to be heard in support of your submission?

Yes

No

If you answered 'Yes' to being heard, would you be prepared to consider presenting a joint case with others who have made a similar submission?

Yes

No

4. Return submission to:

Attention Planning Technician
Marlborough District Council
PO Box 443
Blenheim 7240

Fax: 520 7496

Email: pc59@marlborough.govt.nz

For Office Use

Submission No:

16

5. The specific parts of the proposed plan change the submission relates to are as follows:

I support The proposed plan change in its entirety

Continue on a separate sheet if necessary

6. My submission is: (state the nature of your submission whether you support or oppose (in full or part)) specific provisions)

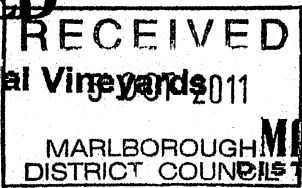
as above

Continue on a separate sheet if necessary

7. The decision I seek from Council is (Where amendments are sought, provide details of what changes you would like to see)

Is To approve The proposed plan change

SCANNED



Submission on Plan Change 59 – Colonial Vineyards
to the Wairau/Awatere
Resource Management Plan



MARLBOROUGH DISTRICT COUNCIL

Submissions close 6 October 2011

1. Submitter Details

Full Name:

Phillip Gleeson

Organisation (if applicable):

Contact Person: (if applicable):

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Blenheim

Post Code

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phillip.heckford.co.nz

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Fax 578 3157 Mobile 027 275 9057

Address for Service:

(if different from above)

Post Code

Signature (of submitter or person authorised to sign on behalf of submitter):

Phillip Gleeson

Date: 5/10/11

2. Trade Competition

Could you gain an advantage in trade competition in making this submission Yes No

If you answered yes, please note that there are restrictions on your ability to make a submission. Refer to Clause 6(4) of the First Schedule of the RMA for further information.

3. Council Hearing

Do you wish to be heard in support of your submission? Yes No

If you answered 'Yes' to being heard, would you be prepared to consider presenting a joint case with others who have made a similar submission? Yes No

4. Return submission to:

Attention Planning Technician
Marlborough District Council
PO Box 443
Blenheim 7240

Fax: 520 7496

Email: pc59@marlborough.govt.nz

For Office Use

Submission No:

17

5. The specific parts of the proposed plan change the submission relates to are as follows:

That this plan change responds to Council's identified need to rezone land for more residential growth and the proponent's intention to provide for the affordable housing market.

Continue on a separate sheet if necessary

6. My submission is: (state the nature of your submission whether you support or oppose (in full or part)) specific provisions)

I support the rezoning of the Colonial Vineyard Limited's land for residential purposes.

I do not consider the proximity of the Omaha Airfield to be an issue.

I believe rezoning the land to residential is a natural extension in a west direction to the existing urban housing.

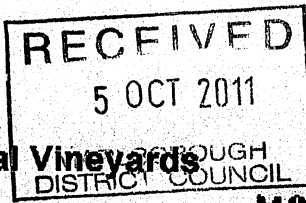
Continue on a separate sheet if necessary

7. The decision I seek from Council is (Where amendments are sought, provide details of what changes you would like to see)

Approve the plan change as approved.

Continue on a separate sheet if necessary

SCANNED



Submission on Plan Change 59 – Colonial Vineyards to the Wairau/Awaters Resource Management Plan



Submissions close 6 October 2011

1. Submitter Details

Full Name: A Brian Fitzpatrick

Organisation (if applicable): Blenheim Indoor Sports Limited - Battys Road

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BLLENHEIM

Post Code 7201

Email: _____

Telephone: Business 03-578 4851 Home 03-578 9332

Fax _____ Mobile _____

Address for Service: 25 Goodman Street
BLLENHEIM

(if different from above)

Post Code 7201

Signature (of submitter or person authorised to sign on behalf of submitter):

A B Fitzpatrick Date: 5-10-11

2. Trade Competition

Could you gain an advantage in trade competition in making this submission Yes No

If you answered yes, please note that there are restrictions on your ability to make a submission. Refer to Clause 6(4) of the First Schedule of the RMA for further information.

3. Council Hearing

Do you wish to be heard in support of your submission? Yes No

If you answered 'Yes' to being heard, would you be prepared to consider presenting a joint case with others who have made a similar submission? Yes No

4. Return submission to:

Attention Planning Technician
Marlborough District Council
PO Box 443
Blenheim 7240

Fax: 520 7496
Email: pc59@marlborough.govt.nz

For Office Use
Submission No:

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5. **The specific parts of the proposed plan change the submission relates to are as follows:**
I believe there is a need to provide for more affordable housing in our district.



Continue on a separate sheet if necessary

6. **My submission is: (state the nature of your submission whether you support or oppose (in full or part)) specific provisions)**

The area proposed to be rezoned is a logical extension to the existing urban boundary in that area.

The area concerned is not prime agricultural or horticultural land and is therefore in my opinion highly suited to the use proposed by this plan change.

I believe the Council should be encouraging development that has the potential to lead to growth in our district and in turn support our local businesses.

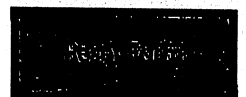
The suitability of this site for the use intended is further endorsed by the fact that no major infrastructure improvements would be required.

Continue on a separate sheet if necessary

7. **The decision I seek from Council is (Where amendments are sought, provide details of what changes you would like to see)**

Approve the plan change.

Continue on a separate sheet if necessary



SCANNED
RADICH: LAW
BARRISTERS AND SOLICITORS

DATE: 5 October 2011

TO: Marlborough District Council
PO Box 443
BLLENHEIM 7240

By delivery tray

FROM: Rachel March

RE: PROPOSED PLAN CHANGE 59

1. Herewith is a submission on Proposed Plan Change No. 59.
2. Thank you.

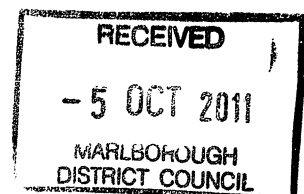
Yours sincerely,



Rachel March for PJ Radich
Email: Rachel@radichlaw.co.nz

rmm/oct11/mdc encl submission re prpsd plan change 59.pjr
13870.7

Sub: 19
Part: _____



21 Bells Road, PO Box 842, Blenheim, Marlborough, New Zealand. T: +64 3 577 8450 F: +64 3 577 8451
E: info@radichlaw.co.nz W: www.radichlaw.co.nz

Peter Radich PARTNER
LLB

Miriam Radich PARTNER
LLB (Hons) LLM (Duke) Attorney at Law (New York)

Claire Mills ASSOCIATE
LLB BSc

Luke Radich SOLICITOR
LLB (Hons) BA



MARLBOROUGH DISTRICT COUNCIL

Wairau/Awatere Resource Management Plan

Proposed Plan Change 59

Submission

To: Marlborough District Council

Name of submitter: Carlton Corlett Trust (Trustees P J Radich and M J Radich)

This is a submission on the following proposed Plan Change No. 59.

The specific provisions of the proposal that this submission relates to are:

The rezoning of the existing 21.4 hectare property from Rural 3 to Urban Residential 1 and 2 to facilitate the residential development of the property.

The submission of the Carlton Corlett Trust is as follows:

- (a) The Trust is the owner and occupier of lands to the south of the site proposed to be rezoned. The lands of the submitters comprise Lot 3 DP 333071 and the balance of the land in Lot 2 DP 333071 (after the severance of the car museum site).
- (b) The lands of the submitter are presently used for pastoral purposes. The lands have very little value for farming purposes and are appropriate for future uses of a different kind.
- (c) The most appropriate future uses are considered to be those involving a mix of light industrial, warehousing, commercial type uses perhaps with some component of large format retailing.
- (d) The submitter **opposes** the zoning of the land the subject of the proposed change to such a zoning as will allow residential uses to the southern boundary of the land the subject of the Plan Change.
- (e) The submitter's position is that no residential zoning should be permitted if that will limit the future appropriate use of the submitter's land for the purposes referred to in (c).
- (f) The submitter's position is that sensitivities which residential users will have will limit the appropriate use of the submitter's land unless special steps are taken to ensure that that does not happen.

Sub:
Part: _____

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- (g) The submitter further submits that because its land is expected to be used by users who have a connection with aviation or avionics, the presence and continuing use of the Omaka Aerodrome ought not to be impeded. The submitter has a concern that residential users of the land the subject of the proposed Plan Change will be sensitive to aircraft noise and that unless special steps are taken will in time apply pressure for the use of Omaka Aerodrome to be limited.

The submission of the Carlton Corlett Trust will be met if:

- (a) The proposed Plan Change includes a requirement that there shall be an isolation strip of appropriate width (say 20 metres) to the north of the southern boundary of the land the subject of the proposed change.
- (b) This isolation strip should be required to be planted so as to create a visual barrier and, to the extent practicable, a vegetative acoustic barrier to the south of the land the subject of the proposed Plan Change.
- (c) No residential activity would be permitted in the isolation strip.
- (d) Additionally, there should be rules of such a kind that require residential users of property within the area the subject of the proposed Plan Change to acknowledge that they accept the effects of noise and otherwise which may emanate from land to the south if such land is to be used as the submitter contemplates it will.
- (e) Additionally, prospective users of the land the subject of the Plan Change should be required to accept a reverse sensitivities covenant. This would require such users to acknowledge the importance of the Omaka Aerodrome and the importance of its continued use and development and agree not to make any objections on account of noise, traffic or other effects arising out of the use and development of Omaka Aerodrome.
- (f) Generally if the effect of the proposed Plan Change is not to impede or threaten to impede the likely future use of the land of the submitter and the continuing use and development of Omaka Aerodrome and all necessary provisions are incorporated into the Plan Change to achieve this outcome, then the opposition of the submitter to the proposed Plan Change will be satisfied.

The submitter does wish to be heard in support of its submission.



Signed by and on behalf of the
Carlton Corlett Trust by one of its
Trustees P J Radich

5 October 2011

Date

Address for Service of submitter: C/- Radich Law, P O Box 842, 21 Bells Road,
Blenheim

Telephone: 03 577 8450

Fax: 03 577 8451

Email: peter@radichlaw.co.nz

Contact person: P J Radich or Miriam Radich

Misc11/Corlett Trust – Submission to MDC re Plan Change 59.pjr
4 October 2011