

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:

IAN FYFE

Organisation (if applicable):

-

Contact Person: (if applicable):

as above

Postal Address:

12 Monro St
Blenheim Post Code 7201

Email:

fefe.family@xnet.co.nz

Telephone:

Business (03) 5788059 Home (03) 5776953

Fax Mobile 021 860600

Address for Service:

(if different from above)

Post Code

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

[Handwritten signature]

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:

20

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

Reverse sensitivity to rural activity and the lack of any research related to this.
No provision made for reverse sensitivity in Rural Zone 3 in the submission

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)

See attached sheet

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)

See attached sheet

Continue on a separate sheet if necessary

6. My Submission is :

I oppose the application in its current form unless noise and nuisance covenants and / or 'special residential zone rules' are applied as part of any consent. This will prevent complaints being made regarding noise, dust, nuisance about historic and usual activities being carried out on adjacent and surrounding Rural 3 Zoned land.

The submission prepared by Viastrada addresses reverse sensitivity noise issues associated with Omaka Airfield which operates during daylight hours so the impact is sporadic and not significant.

Viastrada submission page 40 – Assessment of Actual or Potential Effects on the Environment – 'Cross boundary effects such as reverse sensitivity to rural activities are able to be mitigated by the natural roading buffer between the application site and other rural sites'

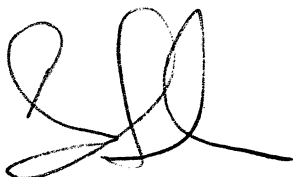
There is no evidence at all presented to support this statement so it must be regarded as reckless and fanciful. We can therefore assume that no research or noise readings have been taken to establish what the level of nuisance or noise is and at what times of the day / night etc and whether existing roads will serve as a viable and effective buffer from rural activities.

The surrounding and general vicinity Rural Zone 3 area has intensive farming carried out and in particular viticulture. Normal activity occurs on this land up to 24 hours a day 7 days a week which in some cases involves noise from tractors, dust, sprayers etc. In particular the general vicinity has numerous vineyard frost fans that operate during frost events and usually sometime between midnight and dawn.

The cumulative effect of noise from frost fighting machines could be such that it could give rise to complaints from residents of this proposed new residential zone .

At present the land proposed for the Private Plan change operates as a noise / nuisance buffer but if approved it will move the residential zone further into the Rural Zone and subsequently closer to rural activity and noise.

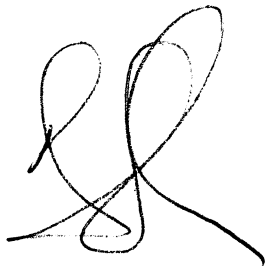
No research on general rural noise and reverse sensitivity has been done by the applicant so to approve this application without taking this into account and applying covenants or special zone rules regarding noise and possible nuisance activity that is historically carried out on Rural 3 zone would be reckless. It is essential that Rural 3 activities can be continued to be carried out without complaint from new residential users being introduced to the area.

A handwritten signature in black ink, consisting of several loops and a long horizontal stroke at the end.

7. The decision I Seek From Council is

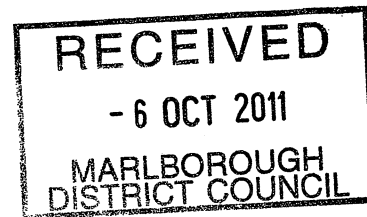
Decline the application in its current form as no research has been done on reverse sensitivity with the neighbouring Rural 3 zone which in this particular area has high levels of activity with its intensive viticulture and higher frost risk.

If you approve the application then it must include covenants on the title and special zone rules that prevent complaints or action being taken from property owners regarding normal and historic land use in Rural Zone 3 land. It is not acceptable for the applicant to make some vague offer on page 40 of the submission to offer specific conditions at the time of subdivision. By then it will be too late. Purchasers need to be aware of the potential noise and nuisance, reverse sensitivity issues associated with this site.

A handwritten signature in black ink, consisting of several loops and a long tail stroke, located at the bottom left of the page.

SCANNED

Planning Technician
Marlborough District Council
P.O.Box 443
BLENHEIM



re: Proposed Plan Change 59 Colonial Vineyards Ltd.

It is our understanding that Colonial Vineyards have three shareholders; two are Auckland based and the third lives on site and has developed the vineyard since its inception. This is not the first time such a change has been sought, instigated by the non-resident parties.

The need to optimise returns on a struggling investment ought not to be the driver for the establishment of an isolated enclave of urban housing that borders an active airfield. The fact that acoustic insulation is a requirement for any future residential buildings should signal to Council that this is not an ideal location for residential development. A long range view of the needs of the district must be taken into account. Future development of the Omaka Aerodrome site could be compromised by a steady stream of complaints from residents buying into the surroundings without realising the consequences in the longer term.

At best any subdivision should be in the nature of low density small holdings for those seeking a rural lifestyle close to town; similar to that already existing along Batty's road.

A buffer zone of developed small holdings focussing on life-style income from locally grown produce, or a return to orchard horticulture would be a more holistic outcome for the district in this area.

An enclave of high density low cost urban residences would be anathema to current residents, and constitute poor town planning. The area is isolated from service centres which would put stress on the under-prepared Batty's Road and New Renwick Road access routes to the shopping precincts.

Development of any high density residential enclaves presupposes provision of reticulated services where there are currently none. The "private" Ridge sewage line does run through the Burleigh area but there are no connections for the current residences. Presumably there needs to be resident consent to any development changes that will impact on ratings of properties.

There are already a number of new subdivisions under development or being planned around the town; market saturation should be an issue in the prevailing economic climate that is not going to rapidly improve.

In summary: Opposed to this change in the resource management plan in this form.

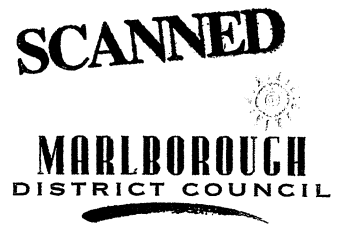
Yours sincerely,

A handwritten signature in black ink, appearing to read "Gerard and Joy Verkaaik".

Gerard and Joy Verkaaik
41 New Renwick Road
Blenheim
3.10.2011

Sub: 21.
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: ROSS BARCLAY STEWART AYSON

Organisation (if applicable): _____

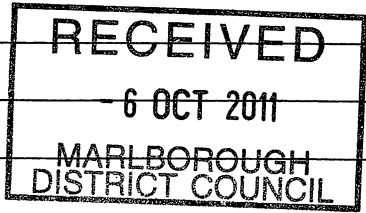
Contact Person: (if applicable): _____

Postal Address: 9 POPE CRESCENT
WITHERLEA
BLenheim Post Code 7201

Email: ROSS.LESLEY.AYSON@XTRA.CO.NZ

Telephone: Business 035780888 Home 035789619
Fax 035789619 Mobile 0275672249

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



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

[Signature] Date: 4-10-2011

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

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Submission No:

22

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

THIS PLAN CHANGE RESPONDS TO MARLBOROUGH DISTRICT COUNCIL
IDENTIFIED NEED TO REZONE LAND FOR MORE RESIDENTIAL
SECTIONS AND COLONIAL VINEYARDS HAVE MADE THEIR LAND
AVAILABLE FOR AFFORDABLE SECTIONS TO SATISFY THE HOUSING
MARKET IN THE FUTURE
THIS TOWN IS GOING TO GROW

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 PROVISION OF ADDITIONAL RESIDENTIAL ZONED
LAND ADJOINING THE EXISTING URBAN BOUNDARY.
THE AREA (SEE PLAN ATTACHED) PROPOSED TO BE REZONED IS A NATURAL
EXTENSION TO THE URBAN PERIPHERY PARTICULARLY AS THE COUNCIL'S GROWTH
STRATEGY HAS NOT IDENTIFIED ANY CONSTRAINTS IN TERMS OF ROADING OR
ACCESS AND THAT THE PROPOSED DEVELOPMENT CAN BE CONNECTED TO EXISTING
NETWORKS WITHOUT MAJOR UPGRADES OF INFRASTRUCTURE.

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)

I WOULD LIKE TO SEE COUNCIL APPROVE THE PLAN CHANGE AS
PROPOSED AS IT CAN ONLY BE GOOD FOR BLUNHAIMS CONTINUING
GROWTH.

Continue on a separate sheet if necessary

6

I DO NOT CONSIDER THE PROXIMITY OF THE OMAKA AIRFIELD
TO BE OF ANY SIGNIFICANCE, AS THE MARLBOROUGH DISTRICT
COUNCIL HAS APPROVED THE TAYLOR PASS SUBDIVISION WHICH IS
NOW WELL ESTABLISHED AND NOT CAUSING ANY MAJOR PROBLEMS
TO AIRFIELD ACTIVITIES.

I HAVE BEEN TOLD THAT COLONIAL VINEYARDS ACCEPTANCE TO THERE
BEING A NOISE CONTOUR OVERLAY SHOULD THIS BE DEEMED NECESSARY.

I BELIEVE CROSS BOUNDARY EFFECTS SUCH AS PROXIMITY SENSITIVITY
TO RURAL VINEYARD ACTIVITIES ARE ABLE TO BE MITIGATED.
AT PRESENT YOU HAVE PROBLEMS WITH VINEYARD SPRAY DRIFTS
POTENTIAL WIND MACHINES, BIRD BANGERS, SHOTGUNS AND
HELICOPTERS ON FROSTY NIGHTS; ALL OF THIS WILL DISAPPEAR
WHEN IT IS TURNED INTO HOUSING.

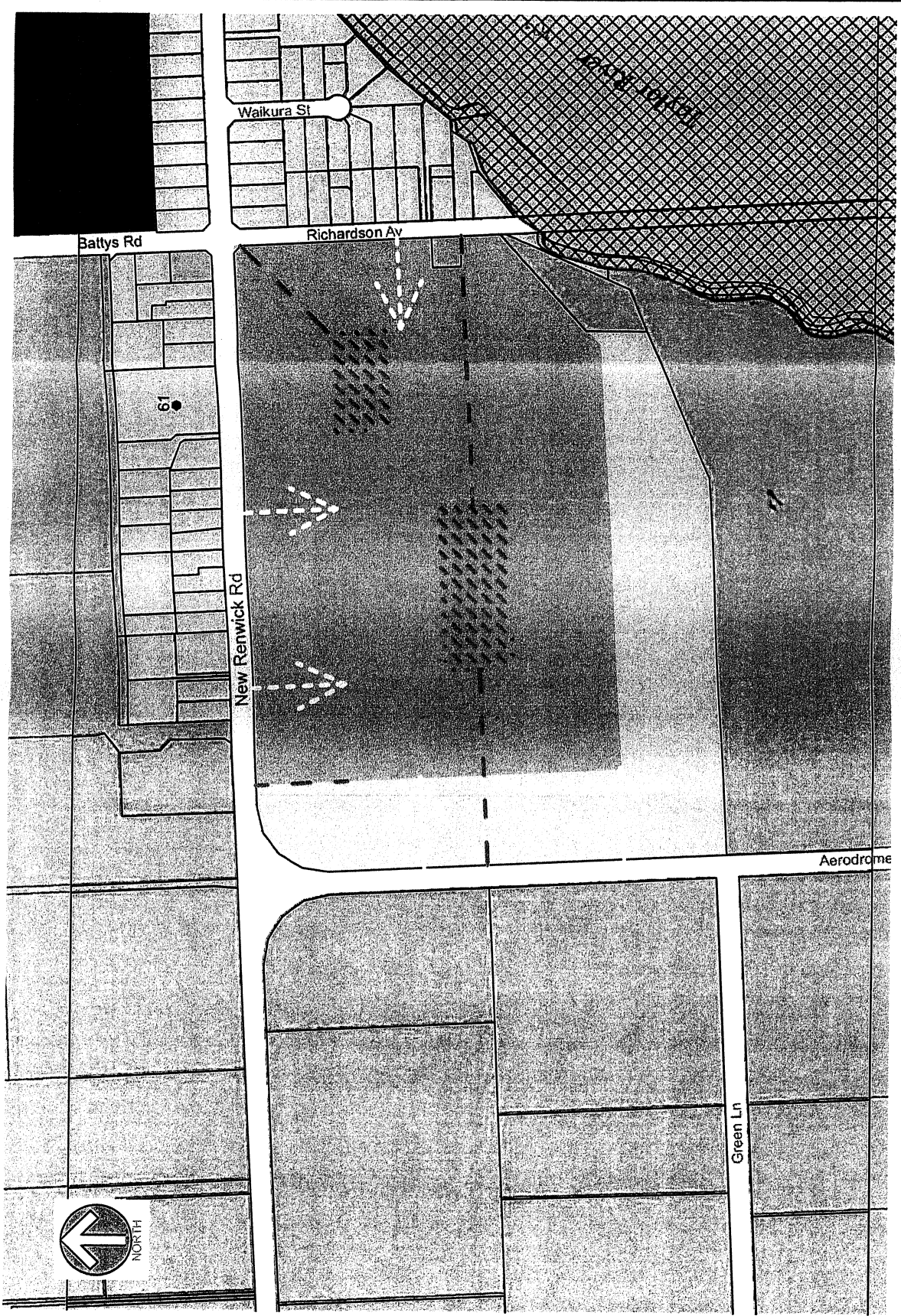
ALSO I BELIEVE THIS LAND IS NOT PRONE TO LIQUEFACTION
AS IS OTHER POTENTIAL SUBDIVISIBLE LAND AROUND BLENHIRM IS.
CONNECTING FOR SERVICES SHOULD NOT BE A PROBLEM AS WITH
OTHER SUBDIVISIONS PLANNED.

I PARTICULARLY SUPPORT THE REZONING OF THE COLONIAL VINEYARD
LIMITED'S LAND APPLICATION FOR RESIDENTIAL PURPOSES AS IT
WILL MEET THE DEMAND FOR EXPECTED RESIDENTIAL GROWTH IN THE
FUTURE. I WOULD LIKE TO SEE THAT WE HAVE A PLAN FOR
URBAN GROWTH, A WELL PLANNED, ATTRACTIVE SUBDIVISION
THAT WILL HAVE BENEFITS FOR NOT JUST THE ADJOINING PROPERTIES
BUT ALL OF BLENHIRM, IT MAKES GOOD SENSE.

Wairau / Awatere Resource Management Plan Legend

- Airport Zone
- Airport Noise Exposure Overlay
- Areas of Significant Conservation Value
- Central Business Zone
- Central Business Zone/Primary Shopping Area
- Conservation Zone
- Coastal Marine Zone (2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 12, 13, 14, 15, 16, 17, 18, 19, 20, 21, 22, 23, 24, 25, 26, 27, 28, 29, 30, 31, 32, 33, 34, 35, 36, 37, 38, 39, 40, 41, 42, 43, 44, 45, 46, 47, 48, 49, 50, 51, 52, 53, 54, 55, 56, 57, 58, 59, 60, 61, 62, 63, 64, 65, 66, 67, 68, 69, 70, 71, 72, 73, 74, 75, 76, 77, 78, 79, 80, 81, 82, 83, 84, 85, 86, 87, 88, 89, 90, 91, 92, 93, 94, 95, 96, 97, 98, 99, 100)
- Deferred Township Residential Zone
- District Recreation Zone
- Industrial One Zone
- Industrial Two Zone
- Lake Grassmere Height Limitation Boundary
- Lake Grassmere Special Noise Boundary
- Lake Grassmere Pipeline Extension Corridor
- Lake Grassmere Salt Works Administration & Processing Area
- Lake Grassmere Salt Works Zone
- Local Recreation Zone
- Marlborough Ridge Zone
- Neighbourhood Business Zone
- Port Zone
- Rural Four Zone
- Rural Residential Zone
- Rural Three Zone
- Rural Township Zone
- Skifield Zone
- Township Residential Zone
- Urban Residential One Zone
- Urban Residential Two Zone
- Cadastral Boundary
- Water features
- Designated Area
- Clifford Bay - Alternative Rail Routes
- 1
- 2
- 3
- Flood Hazard Overlay
- 7
- Heritage Tree
- 9
- River Mouth
- Resource Management Plan boundaries
- Specific Identified Activity Sites (Appendix G)
- Transmission centreline
- Wairau Leppons
- Indicative Road Network
- Indicative Green Space
- Inset Maps
- 1:1
- 2:1
- 3:1
- North arrow

NOTE: Legend does not apply to the following maps:
 Map 213: Landscapes and Special Places
 Map 214 - 215: Riparian Soils and Riparian
 Map 216: Aquifers of the Wairau Plains
 Map 217: Landscape Types and Special Places
 Maps 218 - 227: Outstanding Natural Features and Landscapes Series



| | | |
|-----------|-------|-------------------|
| Sheet No. | 02d | SCALE (A4) 1:5000 |
| Job No. | 12096 | Date |
| | | 09.2011 |
| | | Drawn by |
| | | R Houghton |

COLONIAL VINEYARDS
 ZONE PLAN

PO BOX 1593, NELSON 7040
 03 546 4256
 WWW.VIASTRADA.CO.NZ

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 TRAFFIC ENGINEERING AND PLANNING
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- 6 OCT 2011

MARLBOROUGH
DISTRICT COUNCIL

**SUBMISSION ON PUBLICLY NOTIFIED PROPOSAL FOR
POLICY STATEMENT OR PLAN, CHANGE OR VARIATION**

Clause 6 of First Schedule, Resource Management Act 1991

To Marlborough District Council

Name of submitter: Marlborough Aero Club Incorporated

1. This is a submission on a change proposed to the following plan (the **proposal**):
 - a. Colonial Vineyard Private Plan Change (Plan Change 59) to the Wairau/Awatere Resource Management Plan.
2. Marlborough Aero Club Incorporated could not gain an advantage in trade competition through this submission.
3. The specific provisions of the proposal that this submission relates to are:
 - a. The whole of the Plan Change application;
 - b. In particular the wisdom of locating a residential subdivision under or near an approach/take-off path of an aerodrome; and
 - c. The failure to properly address reverse sensitivity effects on Omaka Aerodrome
4. The submission is:
 - a. Marlborough Aero Club Incorporated was established in 1928 and has operated continuously from the Omaka Aerodrome, Aerodrome Road, Omaka.
 - b. The land which is subject to the proposal is not suitable for noise sensitive activities such as residential development owing to the noise from planes and helicopters taking off, landing, flying circuits and being maintained;
 - c. The proposed residential development will conflict with the Omaka Aerodrome. Previous planning decisions of the Marlborough District Council have recognised the conflict and have refused subdivision consent
 - d. Omaka Aerodrome is a regionally significant infrastructure. It provides services to Marlborough which are not provided by other aerodromes. The services provided by Omaka Aerodrome could not be (without substantial

Sub: 23

Part.

cost and overcoming substantial opposition) established in any other location in Marlborough. Specifically, those activities include:

- i. The only dedicated general helicopter and fixed wing aviation facility in Marlborough;
 - ii. An aerodrome for the Omaka Aviation Heritage Centre, aviation open days and the biannual 'Classic Fighters' International Air Show which has in excess of 30,000 visitors.
 - iii. A provision of a large scale helicopter operations to support frost fighting, predominantly for the viticulture industry;
 - iv. A base for aerial fire fighting operations;
 - v. A base for agricultural aviation of Marlborough;
 - vi. A facility for aviation and flight training;
 - vii. A substantial business centre for aircraft maintenance with a speciality of aircraft restoration which complements the Omaka Aviation Museum on the adjoining site;
 - viii. Home of the Marlborough Gliding Club;
 - ix. A noted base for Civil Defence, Police and Search and Rescue.
- e. The proposed mitigation mechanism of imposing a blanket acoustic insulation requirement may be effective with frost fighting which operate on cold nights in spring with doors and windows closed but will not address:
- i. Noise experienced while outside (for example, a barbecue on a summer's day with planes flying circuits overhead);
 - ii. Noise experienced while windows of houses are open (early morning takeoffs by agricultural planes disrupting sleep);
 - iii. Preventing complaints about the aerodrome from noise sensitive people or people whose sound insulation is ineffective;
- f. There has been no analysis of helicopter movements which often occur at night especially during frost fighting events and are subject to difference noise thresholds, given that helicopter noise tends to lead to greater irritation than aircraft noise. NZS6807:1994 "Noise management and land use

planning for helicopter landing areas" has not been addressed in the application.

5. Marlborough Aero Club Incorporated seeks the following decision from the local authority:
 - a. Declining the Plan Change application.
 - b. If the Plan Change is not refused, imposing such conditions to fully mitigate reverse sensitivity effects on Omaka Aerodrome.
6. Marlborough Aero Club Incorporated wishes to be heard in support of its submission.
7. If others make a similar submission, Marlborough Aero Club Incorporated will consider presenting a joint case with them at a hearing.

.....

Quentin A-M Davies

Solicitor for Submitter

Date: 6th October 2011

Address for service of Submitter:

Gascoigne Wicks

79 High Street, Blenheim 7201

PO Box 2

BLenheim 7240

Telephone: 03 578 4229

Fax: 03 578 4080

Contact person: Quentin A M Davies

Note to person making submission

If you are making a submission to the Environmental Protection Authority, you should use form 16B. If you are a person who could gain an advantage in trade competition through the submission, your right to make a submission may be limited by clause 6(4) of Part 1 of Schedule 1 of the Resource Management Act 1991.

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

SCANNED



Submissions close 6 October 2011

1. Submitter Details

Full Name: Icilma Dorothy Latmier

Organisation (if applicable): _____

Contact Person: (if applicable): _____

Postal Address: P.O. Box 818

Blenheim

Post Code 7240

Email: _____

Telephone: Business _____ Home 5789867

Fax _____ Mobile _____

Address for Service: _____

(if different from above) _____

Post Code _____

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

I D Latmier

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

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Submission No:

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- 6 OCT 2011

MARLBOROUGH
DISTRICT COUNCIL

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

Plan Change 59 - Colonial Vineyards Ltd request to rezone lot 2 DP 350626 from Rural 3 to Residential 1 and 2

Continue on a separate sheet if necessary

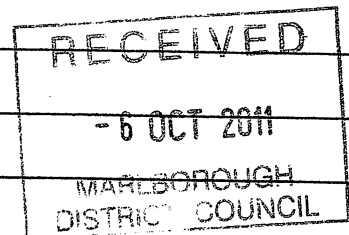
6. My submission is: (state the nature of your submission whether you support or oppose (in full or part)) specific provisions)

I oppose this plan change.
We will be losing the rural character of the area because of the proposed high density urban development.

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)

For the Council to decline the Proposed Plan Change



Continue on a separate sheet if necessary

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



Submissions close 6 October 2011

1. Submitter Details

Full Name: Christopher David O'Connor

Organisation (if applicable): _____

Contact Person: (if applicable): _____

Postal Address: 10 Covent Gardens
Blenheim

Post Code 7201

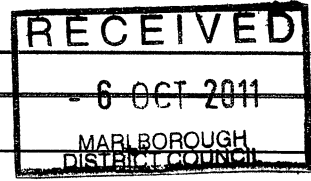
Email: Chris.OConnor@xtra.co.nz

Telephone: Business 5789272 Home _____

Fax _____ Mobile 021866235

Address for Service:
(if different from above)

Post Code _____



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

Date: 6 OCT 2011

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

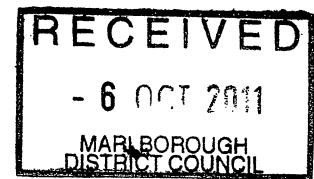
Fax: 520 7496
Email: pc59@marlborough.govt.nz

For Office Use
Submission No:

25

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

This submission relates to the entire proposal, namely to rezone the property from Rural 3 to a mixture of Urban Residential 1 and 2 Zone.



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 oppose this application entirely. My main reasons are the proximity to Omaka Aerodrome. While the application addresses the issue of noise and flight operations, the reality is that residential housing and an operating aerodrome make a bad combination. Yes, houses can be sound insulated, but I have yet to see a really effective method of doing so. However, the real issue is outdoors. The kiwi lifestyle involves a lot of outdoor activities, whether it be gardening, barbecuing, playing outdoors with the kids, or enjoying a glass of wine on the patio. These type of activities tend to take place on fine weekends, when aerodrome activity by it's nature is at it's busiest. Nothing will spoil the harmony more than the repeated droning of aircraft overhead.

Currently the circuit directions at Omaka mean that only runway 01/19 are directly overhead on arrival/departure, but there's nothing to say that the circuit direction will remain the same in the future. Also more and more warbird-type aircraft are located at Omaka, which tend to be higher performance and noisier.

A growing number of aviation and tourism related businesses are operating out of Omaka. It is important to the local economy, and will become more so. Locating residential housing so close to an active aerodrome will threaten to limit it's operations or indeed it's very existence. I have worked at airports overseas where conflict arose between the local residents (invariably in recently developed housing estates) and the airports which in most cases had been operating there over 80 years, and the airport has always come off worst.

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)*

The Council should reject this application in it's entirety.

Continue on a separate sheet if necessary

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



Submissions close 6 October 2011

1. Submitter Details

Full Name: Debbie Anne Bennett
Organisation (if applicable):
Contact Person: (if applicable):
Postal Address: 40 Green Lane, RD2 Blenheim, 7272
Post Code 7272
Email:
Telephone: Business, Home (03) 5781928, Fax, Mobile
Address for Service:
(if different from above)
Post Code

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

D. Bennett Date: 5-10-2011

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 []

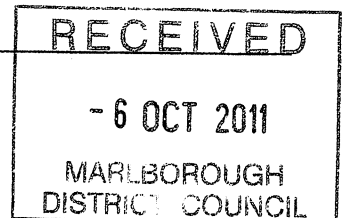
4. Return submission to:

Attention Planning Technician
Marlborough District Council
PO Box 443
Blenheim 7240

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

For Office Use
Submission No:

26



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

Concerns:

- Large Number of houses per ha.
- Crime rate rising
- High traffic Volumes
- Effect property Values

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)

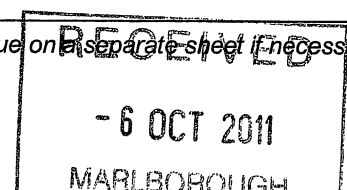
The Concern I have is due to the very high number of housing per ha. This I believe will be of lower cost housing for the lower end housing market. I believe the effect of this will cause crime in the area will increase due this type of subdivision. Due to the purposed high housing numbers traffic would be extremely high. Due to the above concerns I believe properties already in the area will be devalued considerably.

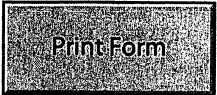
Continue on a separate sheet if necessary

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

The development would be a great asset to the area if housing number were way lower and better quality of housing making for a nicer layout, which would create a better feel for neighbours already living in the area. By lowering the amount of houses would also lower amount of traffic volumes.

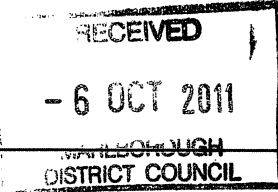
Continue on a separate sheet if necessary





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

Submissions close 6 October 2011



1. Submitter Details

Full Name: MARLBOROUGH CAR CLUB INCORPORATED (see attached)

Organisation (if applicable): AS ABOVE

Contact Person: (if applicable): BARRY VOSS

Postal Address: Box 473 BLENHEIM

Post Code 7432

Email:

Telephone: Business N/A Home 578 3433

Fax N/A Mobile N/A

Address for Service:

(if different from above)

Post Code

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

[Handwritten signature]

Date: 5 October 2011

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 [x] 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 [x] 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:

27

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

That part of the proposal that provides for residential development and residential zoning on the site of the existing vineyard and in particular that part of the site that adjoins the car club clubroom on Aerodrome road. The balance of the site to the extent that the residential development will give rise to reverse sensitivity for existing occupiers of adjoining land.



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)*

We are not opposed in principle to the development of the land for residential use.

We believe that high density residential activity will be inappropriate at the boundaries between the residential land and the adjoining land which is zoned rural or used for other established activities such as the car club.

The Plan Change should reflect that.

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 if the proposal is approved then in addition to the noise insulation requirements in Appendix G the developer ensure that the activities of the car club are acknowledged and appropriate provisions by way of rules/covenants/are in place to address issues of reverse sensitivity. This could include:

1) That Appendix G of the Plan Change incorporates additional requirements for noise attenuation for properties proximate to the car club site or adjoining the zone boundaries.

2) That the high density residential development be restricted in the margins of the zone to limit reverse sensitivity issues and conflict with uses on adjoining land.

3) That consideration be given to the layout of the proposal to minimise conflicts with adjoining users.





CERTIFICATE OF INCORPORATION

MARLBOROUGH CAR CLUB INCORPORATED

221116

This is to certify that MARLBOROUGH CAR CLUB INCORPORATED was incorporated under the Incorporated Societies Act 1908 on the 5th day of August 1955.

A handwritten signature in cursive script that reads "Neville Hami".

Registrar of Incorporated Societies
6th day of October 2011

For further details visit www.societies.govt.nz

Certificate printed 6 Oct 2011 11:08:04 NZT

FORM 5**SUBMISSION ON A PUBLICLY NOTIFIED PROPOSAL FOR
POLICY STATEMENT OR PLAN, CHANGE OR VARIATION
UNDER CLAUSE 6 OF THE FIRST SCHEDULE, RESOURCE
MANAGEMENT ACT 1991**

To: Marlborough District Council
Name of submitter: New Zealand Fire Service Commission (The Commission)
Address: C/- Beca Carter Hollings & Ferner Ltd
PO Box 3942
WELLINGTON 6140

Submission on Proposed Plan Change 59 – Colonial Vineyard Ltd (New Renwick Road, Blenheim).

The specific parts of the application that the Commission's submission relates to are:

The provision of sufficient water supply and access for firefighting purposes within the area subject to this Plan Change.

Reason for submission:

In achieving the sustainable management of natural and physical resources under the RMA 1991, decision makers must have regard to the health and safety of people and communities. Furthermore, there is a duty to avoid, remedy or mitigate actual and potential adverse effects on the environment. The risk of fire represents a potential adverse effect of low probability but high potential impact. The Commission has a responsibility under the Fire Service Act 1975 to provide for fire-fighting activities in a safe, effective and efficient manner. As such, the Commission monitors development occurring under the RMA 1991 to ensure that, where necessary, appropriate consideration is given to fire safety.

The Commission's submission is:

The Commission's position on the application is **neutral**.

Following discussion with the applicant's representative, it appears that the town's reticulated water supply system is expected to be extended out to the site subject to the Plan Change. The application states that, as part of investigations for the Southern Marlborough Urban Growth and Development Strategy, it was confirmed that the extension of services out to the site would not require any infrastructure upgrades.

The Commission supports the provision of a reticulated water system to the proposed residential development. This gives the New Zealand Fire Service a reliable source of water to

utilise when attending a fire, provided that the system is compliant with the *SNZ PAS 4509:2008 NZ Fire Service Firefighting Water Supplies Code of Practice* (the Code). The Marlborough District Council's Code of Practice for Subdivision and Development requires reticulated water supply to meet the requirements of the Code. This is especially important in regards to fire hydrant flow and hydrant spacing.

The applicant proposes to comply with *SNZ PAS 4404:2010 Land Development and Subdivision Infrastructure* when designing the roading network and access. The Commission generally supports this; however it is noted that fire appliances require a minimum access width of 4 metres in order to reach a fire and/or the firefighting water supply. Some of the minimum access widths recommended within *SNZ 4404:2010* are below this requirement. If a fire can be reached with a fire hose from a hydrant on the public road (a distance of 135 metres or less), the smaller access widths may not be a hindrance. However, if access ways greater than 135 metres in length are planned, it is recommended that the New Zealand Fire Service be consulted on the adequate provision of access to these lots.

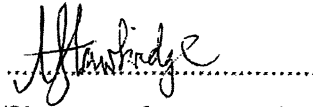
In all cases, the Commission considers that the best method to comply with the Code is the installation of a domestic sprinkler system in accordance with *Fire Sprinkler Systems for Houses NZS 4517:2010*. Domestic sprinklers provide a highly effective means of early fire suppression which minimises the risk of loss of property and lives.

The New Zealand Fire Service have qualified staff, experienced in this area, who would be happy to assist and advise on the fire safety aspects of the site subject to the Plan Change.

The Commission seeks the following decision from the consent authority:

- That, if the Plan Change is granted, the proposed rezoned area be serviced with a reticulated water supply that meets the requirements of *SNZ PAS 4509:2008 NZ Fire Service Firefighting Water Supplies Code of Practice* for both provision of sufficient access and firefighting water, in compliance with Council's Code of Practice for Subdivision and Development.

The Commission does not wish to be heard in support of their submission.



(Signature of person authorised to
sign on behalf of the New Zealand
Fire Service Commission)

6/10/11

Date

Title and address for service of submitter:

Address: New Zealand Fire Service Commission
C/- Beca Carter Hollings & Ferner Ltd
PO Box 3942
WELLINGTON 6140

Attention: Alexandra Strawbridge

Phone: 04 473 7551

Email: alexandra.strawbridge@beca.com

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



Submissions close 6 October 2011

1. Submitter Details

Full Name: PATRICK & CAREY O'HAGAN

Organisation (if applicable): N/A

Contact Person: (if applicable): PATRICK O'HAGAN

Postal Address: 22 GREEN LANE
RD 2
BLenheim Post Code 7272

Email: o_hagan@yahoo.com

Telephone: Business 021 181 0936 Home 03 579 2157
03 479

Fax — Mobile 021 181 0936

Address for Service: AS ABOVE
(if different from above)

Post Code _____

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

Date: 06-10-11

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: 29

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

The rezoning of 21.4 ha of rural zone 3 land to 9.2 ha and ~~12~~ 12.2 ha of Urban Zones 1 & 2 respectively.

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)

Refer attached paper entitled "Supplement to Submission - Plan Change 59" (in 6 N^o pages)

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)

Rejection of Plan Change 59

Continue on a separate sheet if necessary

Supplement To Submission Plan Change 59

Patrick & Carey O'Hagan, 22 Green Lane, RD2, Blenheim

1.0 Introduction

1.1 This paper is produced by way of supplementing our response as Affected Parties to Marlborough District Council's [MDC] public notice of the proposed private Plan Change 59 to the Wairau/Awatere Resource Management Plan, such notice being received under cover of MDC's letter dated 08 September 2011 (ref: W045-15-59, PN163213).

2.0 Summary

2.1 Plan Change 59 is a private request by Colonial Vineyards Ltd [the Applicant], a local grape supplier, proposing the rezoning of a 21.4ha producing vineyard [the Site] located at the corner of New Renwick and Aerodrome Roads from its current Rural Zone 3 zoning to 9.2ha of Urban Residential Zone 1 and 12.2ha of Urban Residential Zone 2.

2.2 It is our understanding that entire details of Plan Change 59 are included in the document entitled "Colonial Vineyard Ltd Application for Private Plan Change" [Plan Change 59] dated 28 April 2011 as available from MDC's web-site.

2.3 Having reviewed Plan Change 59, we are of the view that same contravenes the provisions of the Resource Management Act 1991 [RMA] and in particular the Sections 5, 7(b), (c), (f) and (g) thereof.

2.4 Consequently, we object to Plan Change 59.

3.0 Overview of Plan Change 59

3.1 Plan Change 59 contends that there exists within Blenheim an "*immediate*"¹ need to rezone rural land for residential growth and as a result the Applicant considers the Site suitable for conversion from a producing vineyard to a residential development.

3.2 Whilst outline details are provided, no specifics as to the following are included in Plan Change 59:

- (a) Intended layout of subsequent sub-division including details of plot sizes;
- (b) Numbers of proposed residential units;
- (c) Typical design details of proposed residential units;
- (d) Intended programme of construction

3.3 Chapter 32 of MDC's current District Plan defines the minimum site areas of the zoning categories Urban Residential Zones 1 and 2:

- (a) Urban Residential Zone 1 : "Not less than 290m2..."
- (b) Urban Residential Zone 2 : "Not less than 400m2..."

3.4 Making an assumed allowance of say 33% for roading/circulation/green spaces and utilising MDC's above prescribed minimum site areas plus say 20%, Plan Change 59 represents a potential development of circa. 347No residential units. Details as follows:

¹ Page 17 of 58, Plan Change 59

Supplement To Submission Plan Change 59

Patrick & Carey O'Hagan, 22 Green Lane, RD2, Blenheim

| | Urban Residential Zone 1 | Urban Residential Zone 2 | Total |
|--|-----------------------------|-----------------------------|-------------------------|
| Proposed Zoning | 92,000m ² | 122,000m ² | 214,000m ² |
| Less Roading etc. | (30,360m ²) | (40,260m ²) | (70,620m ²) |
| Nett Land | 61,640m ² | 81,740m ² | 143,380m ² |
| Potential Residential Units (@ 348m ² and 480m ² respectively) | 177No | 170No | 347No |

- 3.5 Assuming average indicative gross floor areas of say 120m² and 200m² for each of the units within Residential Zones 1 and 2 respectively, Plan Change 59 represents a construction project with an 'order of cost' (excluding any necessary infrastructure upgrades) as follows

| | \$M |
|---|--------------|
| Residential Zone 1 (177No units @ 120m ² /unit @ say \$1,400/m ²) | 29.74 |
| Residential Zone 2 (170No units @ 200m ² /unit @ say \$1,400/m ²) | 47.60 |
| Roading/etc. (70,620m ² @ say \$75/m ²) | 5.30 |
| Subtotal | 82.64 |
| Fees @ say 10% | 8.26 |
| Subtotal | 90.90 |
| Contingency @ 10% | 9.09 |
| 'Order-of-Cost' (exc. GST) | 99.99 |

- 3.6 Given the magnitude of the proposed undertaking and the disruption attendant thereto (both during and subsequent to implementation), it is assumed that:

- (a) the suitability of location
- (b) necessity for the proposal and/or
- (c) the merits of the substance of Plan Change 59

will all be clearly demonstrable.

4.0 Suitability of Location

- 4.1 The Site of Plan Change 59 is located within:

- (a) 450m of a local airport, Omaka Aerodrome and
- (b) 350m and 800m of the headquarters of the internationally acclaimed Saint Clair and Wither Hills wineries respectively.

Supplement To Submission Plan Change 59

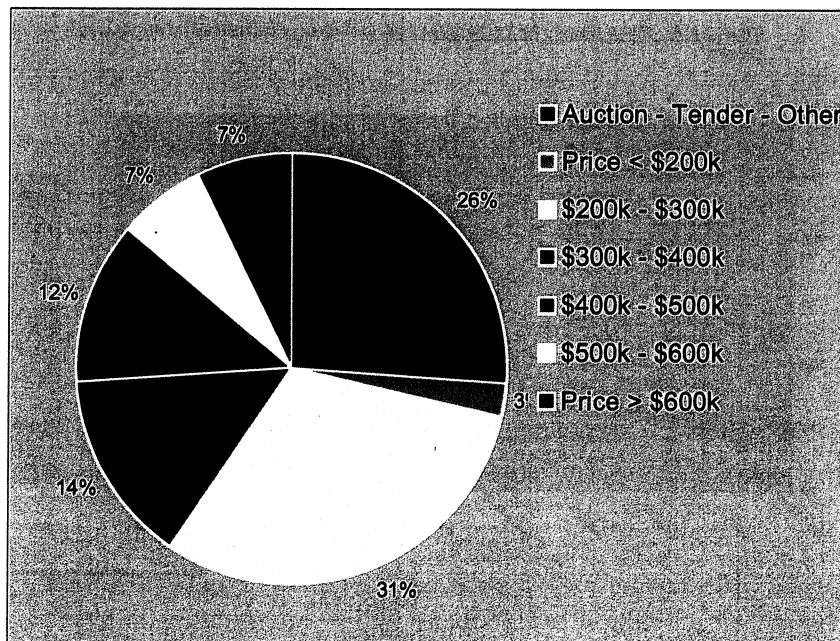
Patrick & Carey O'Hagan, 22 Green Lane, RD2, Blenheim

- 4.2 Omaka Aerodrome is the host of an iconic biannual airshow and (in conjunction with the adjoining Omaka Classic Car museum) is indicated as a key destination on the newly launched "Local Loop" tourist map¹. "Local Loop" being an initiative by members of the local business community to stimulate the local economy by way of highlighting the numerous tourist attractions we enjoy here in Blenheim.
- 4.3 Saint Clair's Doctors Creek vineyard, located some 150m from the Site, produced the wine that recently won the award of Marlborough's (and by extension NZ's if not the world's) pre-eminent pinot-noir. It is understood that the micro-climate in this part of Blenheim provides the optimum conditions for such viticulture.
- 4.4 We know from first hand experience the high regard within which Marlborough wines are held internationally and the tourist potential they represent.
- 4.5 Thus and from a town planning perspective, a proposal locating a residential development
- (a) Within 450m and on/tangential to the flight path of an airport;
 - (b) In the heart of the local tourist 'loop' and
 - (c) On some of the best viticulture land in NZ

would appear a proposal without merit.

5.0 Current Demand for Residential Property in Blenheim

- 5.1 Utilising data contained in "Open Homes" section of the Marlborough Property Express as a statistically representative sample, we have analysed the state of the local property market for the period 2nd to 3rd quarters 2011 [the Period].
- 5.2 A breakdown of the average number of homes for sale in Blenheim in the Period is as follows:

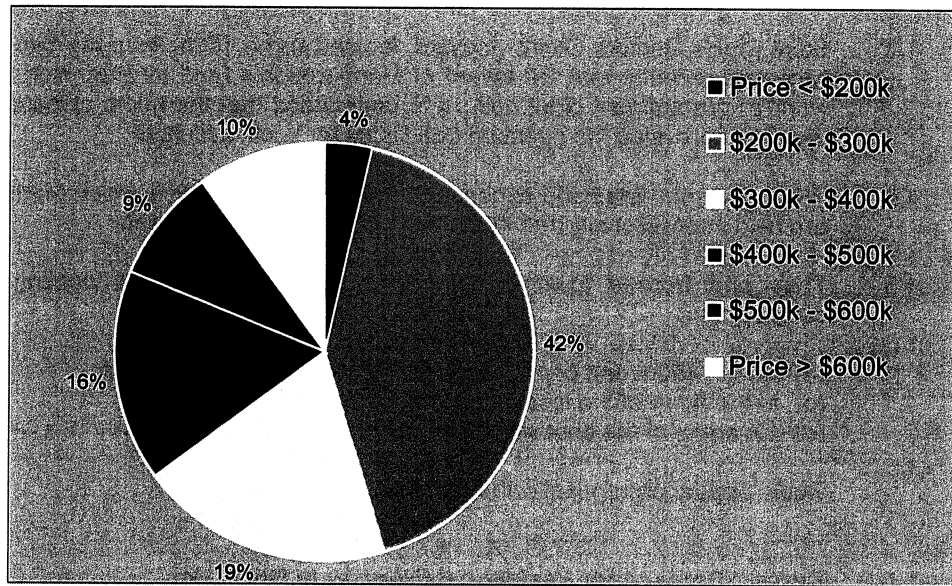


¹ "Here we go loop the loop", page 1, Marlborough Express, 15-Sep-11

**Supplement To Submission
Plan Change 59**

Patrick & Carey O'Hagan, 22 Green Lane, RD2, Blenheim

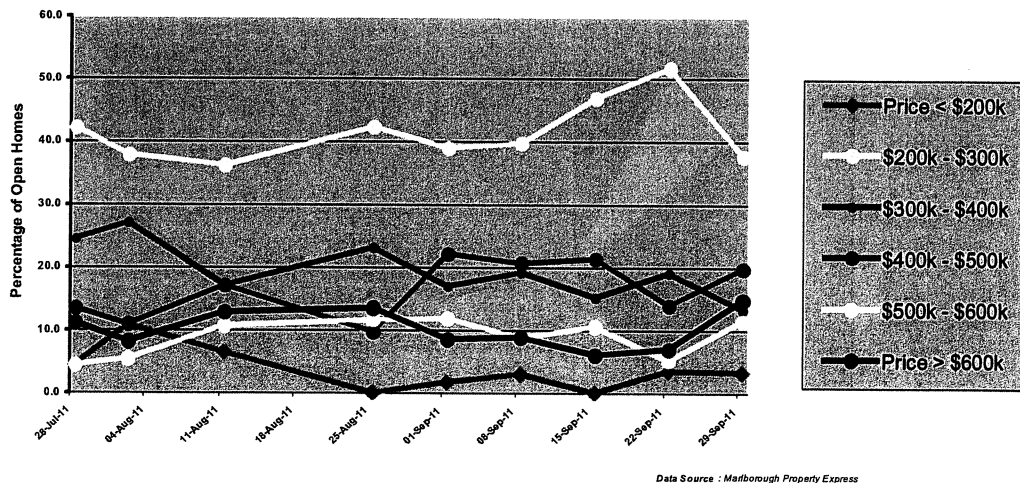
5.3 Excluding the unpriced classification "Auctions-Tender-Other" (this classification spans across all 'value bands') results in a revised breakdown of the average number of homes for sale (excluding "Auctions-Tender-Other") as follows:



5.4 Given the average Marlborough house value is \$310k¹, it is noted that 65% of properties on the market in Blenheim are below or within the classification (i.e. \$300k - \$400k) encapsulating this average house value.

5.5 As regards future trends, these are demonstrated on the charts below:

Chart 5.5(A) - Open Homes by Percentage (excluding unpriced classification "Auction - Tender - Other")

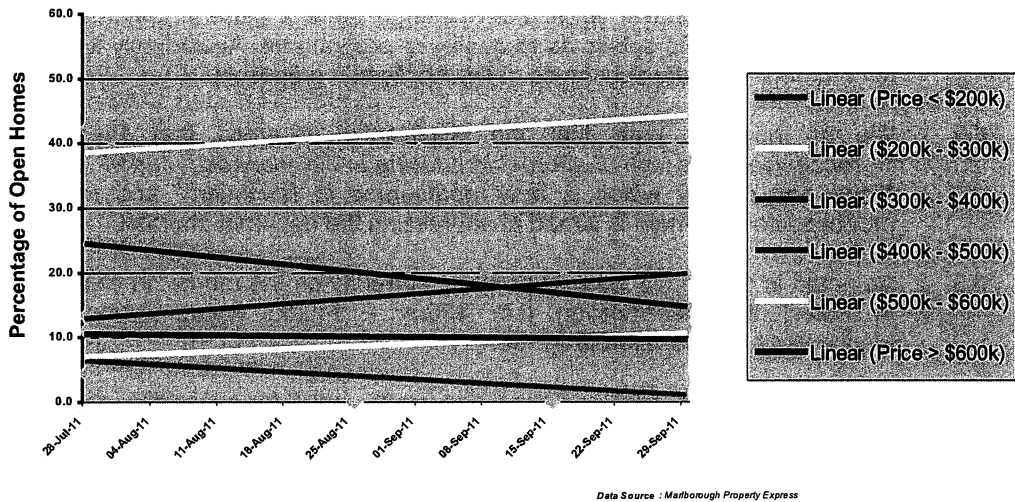


¹ "Values cut in latest review", Page 1, Marlborough Express, 23-Sep-11

**Supplement To Submission
Plan Change 59**

Patrick & Carey O'Hagan, 22 Green Lane, RD2, Blenheim

Chart 5.5(B) - Trend of Open Homes (Linear Regression Analysis)



- 5.6 It would appear that the local property market is 'less than buoyant'.
- 5.7 This contention is supported the recent three-yearly revaluation of Marlborough property values undertaken by Quotable Value [QV] for MDC. To quote Mr Brendon Bodger, southern operations manager for QV¹ "...there's so few sales it's really, really difficult to come up with a value...".
- 5.8 Section 5.6 above is further supported by the nationally recognised NZ Property Report dated 01-Oct-11 as published by Realestate.co.nz as follows:

(a) Property Asking Price

Marlborough has experienced a 1.6% reduction in average house prices in the period 3Q11. This compares a national average increase of 3.5%. Marlborough and Southland are the only 2 regions of NZ to experience a reduction in asking price in the period.

(b) Housing Inventory

| Region | Current | Long Term Average |
|------------------|----------|-------------------|
| Marlborough | 59 weeks | 53 weeks |
| National Average | 37 weeks | 41 weeks |

Utilising Realestate.co.nz's measure of housing inventory above, Marlborough has a current inventory some 11% above its long term average and some 60% above the national average.

- 5.8 Moreover, many commentators are of the view that the recent unfortunate series of earthquakes in Christchurch will result in a medium to long term population shift towards Christchurch to assist in the reconstruction efforts. This will no doubt further exacerbate the increase in housing inventory in Blenheim.
- 5.9 Given the above, it is our view that the local property market will not sustain the residential development outlined in Plan Change 59.

¹ ibid

Supplement To Submission Plan Change 59

Patrick & Carey O'Hagan, 22 Green Lane, RD2, Blenheim

6.0 Substance of Plan Change 59

- 6.1 As noted in 3.2 above, whilst Plan Change 59 is a general statement of intent, it contains no specific details as to quality or programme. Accordingly it is not possible to comment as to the substance of the Applicants proposals.
- 6.2 We do however note that the Applicant's assertion that Plan Change 59 "...recognise[s] the lack of affordable housing in the Blenheim market...rather than the higher-end market which is over-represented in Blenheim"¹ and to this end the proposed development is aimed at addressing the apparent shortfall.
- 6.3 As noted in 5.4 above, 65% of property currently on the market in Blenheim is within or below the classification (i.e. \$300k - \$400k) encapsulating the average Marlborough house value of \$310k.
- 6.4 Reference to Chart 5.5(B) above indicates the trend for availability of property in the classification \$200k - \$300k is upwards. Thus, the Applicants assertion as 6.2 above is not supported by market data.
- 6.5 Moreover, is our understanding that it is contrary to good town planning practice (for a host of reasons not least of which being sociological) to concentrate 'affordable housing' in any given locale as would be the case were Plan Change 59 to proceed.

7.0 Conclusion

- 7.1 Plan Change 59 represents a massive undertaking with that will permanently disrupt and detract from the current rural amenity.
- 7.2 This paper has demonstrated that:
- (a) The proposed Site is unsuitable for residential development;
 - (b) The local property market is depressed and has a housing inventory in excess of both the current and long term national averages;
 - (c) The substance of the proposals appear to be based on a false premise (i.e. immediate need for 'affordable' housing) and are contrary to our understanding of good town planning practice
- 7.3 We thus conclude that Plan Change 59 is without merit as same:
- (a) does not promote sustainable management of natural and physical resources [RMA Sections 5 and 7(b)]
 - (b) will both detract from and permanently undermine existing amenity values [RMA Sections 5 and 7(c)];
 - (c) will both detract from and permanently undermine the existing quality of environment [RMA Section 5 and 7(f)] and
 - (d) is wasteful of tourist potential and the finite amount of optimum viticulture land [RMA sections 5 and 7(g)]
- 7.4 As a consequence of all of the above, we object to Plan Change 59 and are confident that our local council, MDC, will reject the Applicant's private request to amend the District Plan.

¹ Paragraph entitled "Land Availability Report – Need to rezone", Page 17 of 58 of Plan Change 59