

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: Andrew Crawford
Organisation (if applicable): Sounds Air Travel & Tourism Ltd.
Contact Person (if applicable): As Above
Postal Address: PO Box 116, Picton, Marlborough
Email: andrew@soundsair.com
Telephone: Business 03 520 3080, Home, Fax 03 520 3090, Mobile 021 311 994
Address for Service: (if different from above)

Signature (of submitter or person authorised to sign on behalf of submitter): [Handwritten Signature]
Date: 6/10/11

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:

5. **The specific parts of the proposed plan change the submission relates to are as follows:**  
The complete plan change application with particular interest in locating a residential subdivision so close to take off and approach paths at Omaka Airfield.

Have the reverse sensitivity effects on Omaka Airfield been fully addressed ?

Omaka provides service for the Marlborough region from being an airfield, a base of numerous businesses, a service centre for 100's of aircraft, the home of the Aviation Heritage Centre, home for the world class and world recognised airshow and employer for dozens of local people.

*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 airfield has been operating since 1928.

We are concerned that the noise levels generated from day to day activity of the airfield are grossly incompatible with a residential development, day and night.

Previous planning applications have been refused and, if anything, Omaka has become busier in this time especially with the development of the Aviation Heritage Centre and the growth of several aircraft maintenance companies.

Both the airfield and Heritage Centre are strong strategic assets to the Marlborough Region.

Sounds Air is a local business that has all its maintenance carried out at Omaka Airfield. To have any restrictions, noise or operational, will have an extreme adverse effect to our business.

What analysis has been done re night time helicopter movements ?

*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)**

Decline the plan change application.

If the plan change is not refused impose conditions to fully mitigate the reverse sensitivity effects on Omaka Airfield and all its users and tenants.

*Continue on a separate sheet if necessary*

6 October 2011

PARTNERS

PATRICK BOWLER  
 DEREK NOLAN  
 JEFF MORRISON  
 DEREK JOHNSTON  
 GREG THOMPSON  
 GRAEME QUIGLEY  
 ALAN PATERSON  
 FREDERICK WARD  
 RICHARD McILRAITH  
 HAMISH McINTOSH  
 PIP GREENWOOD  
 JAMES EVERY-PALMER  
 DAVID CLARKE  
 BRENDAN BROWN  
 SARAH KATZ  
 MALCOLM CROTTY  
 JOE WINDMEYER  
 ANDREW PETERSON  
 GUY LETHBRIDGE  
 JOHN POWELL  
 ED CROOK  
 TIM CLARKE  
 CAMPBELL ROSE  
 BALTHAZAR MATHESON  
 SARAH KEENE  
 MICHAEL HERON  
 SALLY FITZGERALD  
 ANDREW BUTLER  
 SARAH ARMSTRONG  
 ADRIAN OLNEY  
 DAVID HOARE  
 CHRISTOPHER BARGERY  
 GEOFF BUSCH  
 SHAUN CONNOLLY  
 MATTHEW KERSEY  
 JAMES GARDNER-HOPKINS  
 DAVID BUTLER  
 CRAIG SHRIVE  
 JOHN-PAUL RICE  
 GRANT KEMBLE

CONSULTANTS

GEOFFREY RICKETTS  
 ALAN A'COURT  
 PRUDENCE FLACKS  
 NICOLA PURVIS  
 DOUG BAILEY  
 PROF. PHILIP JOSEPH

Marlborough District Council  
 PO Box 443  
 Blenheim 7240

Attention: Planning Technician

**SUBMISSION ON PRIVATE PLAN CHANGE 59**

1. We act for Wither Hills Vineyards Marlborough Limited ("**Wither Hills**").
2. Please find **enclosed**, for lodging with the Council, Wither Hills's submission on Private Plan Change 59 to the Wairau/Awatere Resource Management Plan.
3. Wither Hills is particularly concerned about the inadequacy of this plan change and considers it to be so deficient that, arguably, it does not meet the statutory requirements for a private plan change set out in Section 32, Schedule 1 and Schedule 4 of the Resource Management Act 1991.
4. We would be happy to discuss our concerns associated with Plan Change 59 relayed in our client's submission and in this letter with the Council.
5. Please do not hesitate to contact us.

Yours faithfully  
**RUSSELL McVEAGH**



**Allison Arthur-Young / Antoinette Golden**  
 Associate / Solicitor

Direct phone: 09 367 8224 / 09 367 8349  
 Direct fax: 09 367 8590 / 09 367 8590  
 Email: allison.arthur-young@russellmcveagh.com  
 antoinette.golden@russellmcveagh.com

Sub:  
 Part:

31

**SUBMISSION ON PROPOSED PRIVATE PLAN CHANGE 59 UNDER CLAUSE 6 OF THE FIRST SCHEDULE OF THE RESOURCE MANAGEMENT ACT 1991**

**To:** Marlborough District Council ("**Council**")

**Submission on:** Proposed Private Plan Change 59 to the Marlborough District Plan ("**PC59**")

**Name:** Wither Hills Vineyards Marlborough Limited ("**Wither Hills**")

**Address:** Wither Hills Vineyards Marlborough Limited C/- Russell McVeagh, at the address for service listed below

**Introduction**

1. Wither Hills owns and operates a winery and associated vineyard at 211 New Renwick Road, Marlborough. The vineyard includes 350 hectares of viticulture land in the Wairau Valley. It is an important part of the Marlborough community and a significant contributor to the local economy.

**Scope of submission**

2. PC59 seeks to rezone approximately 21.5ha of land from Rural to Urban Residential on the corner of New Renwick Road and Aerodrome Road, Blenheim to enable an intensive residential subdivision which could include approximately 300 lots.
3. This submission relates to PC59 in its entirety.

**General reasons for submission**

4. Wither Hills opposes PC59 in its entirety on the basis that PC59:
  - (a) will not meet the reasonable foreseeable needs of future generations;
  - (b) will not promote objectives that represent the most appropriate way of achieving the purposes of the Resource Management Act 1991 ("**RMA**");
  - (c) does not adopt objectives, policies, rules and other methods that are the most appropriate way of achieving the objectives or the purposes of the RMA;
  - (d) will not enable the efficient use and development of resources within the Marlborough District,
  - (e) will not enable social, economic and cultural well being; and
  - (f) will not overall promote sustainable management of resources, will not achieve the purpose of the RMA, and is therefore inconsistent with Part 2 and other provisions of the RMA and the District Plan.

### Specific reasons for submission

5. In particular, but without limiting the generality of the above, Wither Hills opposes PC59 in its entirety for the reasons stated below.

#### *Deficiency of Plan Change*

6. Wither Hills considers that PC59 is so deficient that it arguably does not meet the statutory requirements for a private plan change set out in Section 32, Schedule 1 and Schedule 4 of the RMA.

#### *Inappropriate use of land*

7. Wither Hills considers that rezoning the site to enable a subdivision development of up to 300 residential units adjacent to what is otherwise a primarily rural landscape is inappropriate, and does not promote the sustainable management of this land.

#### *Undue reliance on non-statutory draft document*

8. PC59 is heavily reliant on the Draft South Marlborough Urban Growth Strategy ("**Draft Growth Strategy**"). This reliance on the Draft Growth Strategy is inappropriate and unreasonable for the following reasons:

- (a) the Draft Growth Strategy is still in draft and therefore should be given very limited weight;
- (b) the Draft Growth Strategy is not a statutory document. Accordingly, even when it is finalised, its weight is limited (there are numerous Environment Court decisions confirming this position);
- (c) the Draft Growth Strategy simply identifies the PC59 site as one of numerous potential locations for development;
- (d) the Draft Growth Strategy is not an appropriate substitute for the analysis required as part of this private plan change process; and
- (e) the Draft Growth Strategy cannot form part of PC59's section 32 assessment.<sup>1</sup>

#### *No proper assessment of effects*

9. PC59 fails to provide a comprehensive assessment of effects. Among other things, it fails to address the following matters:
- (a) the effect the proposed rezoning will have on the amount of productive rural land in the district;
  - (b) the effect any development will have on the rural character amenity of the area;
  - (c) whether the change in land use from rural to residential is the most efficient use of land, resources and infrastructure;

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<sup>1</sup> PC59 at 47.

- (d) technical matters including traffic, infrastructure, planning and urban design. We are surprised that, for such a significant proposed rezoning, the proponent of PC59 appends no supporting technical reports or assessments, meaning that the appropriateness of PC59 is left largely untested; and
- (e) PC59 provides no planning framework, such as policies and rules, to address how the adverse environmental effects of the plan change will be avoided, remedied and mitigated.

*Reverse sensitivity*

- 10. PC59 does not adequately address the myriad of reverse sensitivity issues arising out of changing the site's use from rural to intensive residential. PC59 limits its assessment of reverse sensitivity simply to effects arising out of its proximity to the aerodrome.
- 11. PC59 fails to undertake a proper and comprehensive assessment of the reverse sensitivity effects associated with locating intensive residential activities close to vineyards, wineries and other rural activities, for example, frost fan noise, spray drift, nuisance from leaves, traffic effects, and so on.

*Lack of consultation*

- 12. The proponent of PC59 did not engage in adequate consultation prior to notification of PC59:
  - (a) The proponent of PC59 states that it has collaborated with "key stakeholders".<sup>2</sup> Wither Hills owns an extensive amount of vineyards in the Marlborough District, some of which is in close proximity to the PC59 area. Wither Hills has not been consulted and only became aware of PC59 when it was notified.
  - (b) In the "Consultation Summary" table, the majority of the consultative forums referred to have been in the context of the Draft Growth Strategy and have been undertaken by the Council's consultants.<sup>3</sup> This is inappropriate. A proponent of a private plan change should itself undertake consultation with the community and key stakeholders to address concerns associated with the specific proposal. The proponent cannot expect that community consultation undertaken by a third party in the context of a draft, non-statutory regional document that discusses numerous locations for potential development (among a wide range of other things) constitutes sufficient consultation for PC59.
  - (c) There is by no means overwhelming community support for the proposed development. Many of the Draft Growth Strategy submissions oppose the development and raise issues such as urban creep, reverse sensitivity, loss of rural land, appropriateness of the current land use, infrastructure and reverse sensitivity matters. PC59 does not address any of these issues in any meaningful way.

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<sup>2</sup> PC59 at 22.

<sup>3</sup> PC59 at 18-19.

*Lack of certainty*

13. It is inappropriate for a proponent of a private plan change seeking such a major shift in land use to not include a comprehensive analysis of the actual proposal. In this context, PC59 is flawed in the following ways:
- (a) PC59 provides the community with no certainty as to what the final form of the development will look like. There are no proposed design controls, staging requirements, infrastructure assessments or indications of the density of the development.
  - (b) PC59 includes a concept plan (including one taken from the Draft Growth Strategy) but explicitly states that it is excluded as part of PC59.<sup>4</sup> This is misleading as PC59 continues to refer to the design of the concept layout, when it is clearly the proponent's intention that it is not included as part of PC59, and therefore the proponent is under no obligation to adhere to it.<sup>5</sup>
  - (c) PC59 indicates that the specifics of the development will be confirmed in the subdivision consent. It is inappropriate for a proponent of a private plan change to seek such a major shift in zoning without providing a comprehensive statutory, technical and planning assessment at the plan change stage.

**Section 32 analysis**

14. PC59 fails to include a comprehensive cost/benefit analysis as required under section 32 of the RMA. The cost/benefit analysis provided focuses on the benefits without identifying the costs associated with PC59, for example the adverse effects the plan change will have on the environment.

**Relief Sought**

15. Wither Hills seeks that PC59 be declined in its entirety.

**Wither Hills wishes to be heard in support of this submission.**

**Signature:**

**WITHER HILLS VINEYARDS  
MARLBOROUGH LIMITED** by its solicitors  
and authorised agents Russell McVeagh:



Allison Arthur-Young / Antoinette Golden

**Date:**

6 October 2011

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<sup>4</sup> PC59 at 8.  
<sup>5</sup> PC59 at 22.

**Address for Service:** C/- Antoinette Golden  
Russell McVeagh  
Barristers and Solicitors  
Level 30  
Vero Centre  
48 Shortland Street  
PO Box 8/DX CX10085  
**AUCKLAND 1140**

**Telephone:** (09) 367 8000

**Facsimile:** (09) 367 8163



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: Wayne Tantrum
Organisation: Antique Aero Engineering Ltd
Contact Person: As Above
Postal Address: 95 Aerodrome Road, Omaka Airfield, Blenheim
Email: ofc@xtra.co.nz
Telephone: Business, Home, Fax, Mobile 021 0652152
Address for Service: (if different from above)

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

[Signature] Date: 6-10-2011

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 [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 Fax: 520 7496 For Office Use
Marlborough District Council Email: pc59@marlborough.govt.nz Submission No:
PO Box 443
Blenheim 7240

Sub: 32
Part:

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

The complete plan change application with particular interest in locating a residential subdivision so close to the take off and approach paths of Omaka Airfield.

*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 airfield has been operating since 1928. We are concerned that the noise levels generated from day to day activity of the airfield are grossly incompatible with residential development, day and night.

Previous planning applications have been refused and Omaka has become busier in this time with the development of the Aviation Heritage Centre and the growth of several aircraft maintenance companys.

Antique Aero Engineering is a aircraft and restoration facility specilsing in First and Second World War aircraft and have restored many Aircraft for Sir Peter Jackson which have been displayed at the Classis fighters airshows since 2001. To have any restrictions imposed, noise or operational will have an extreme adverse effect to our business as there are very few airfield in the country which would allow us to operate.

*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)*

Decline the plane change application.

If the plan change is not refused impose conditions to fully mitigate the reverse sensitivity effects on Omaka Airfield and all it's users and tenants.

*Continue on a separate sheet if necessary*

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: Craig Anderson
Organisation: Sounds Aero Maintenance Ltd.
Contact Person: As Above
Postal Address: PO Box 650, Blenheim
Email: craig@soundsaero.co.nz
Telephone: Business 03 578 1899, Home, Fax 03 578 1329, Mobile 029 890 4910
Address for Service: (if different from above)

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

[Handwritten signature]

Date: 6.10.11

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:

Sub: 33
Part:

5. **The specific parts of the proposed plan change the submission relates to are as follows:**  
The complete plan change application with particular interest in locating a residential subdivision so close to take off and approach paths at Omaka Airfield.

Have the reverse sensitivity effects on Omaka Airfield been fully addressed ?

Omaka provides service for the Marlborough region from being an airfield, a base of numerous businesses, a service centre for 100's of aircraft, the home of the Aviation Heritage Centre, home for the world class and world recognised airshow and employer for dozens of local people.

*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 airfield has been operating since 1928. We are concerned that the noise levels generated from day to day activity of the airfield are grossly incompatible with a residential development, day and night.

Previous planning applications have been refused and, if anything, Omaka has become busier in this time especially with the development of the Aviation Heritage Centre and the growth of several aircraft maintenance companies. Both the airfield and Heritage Centre are strong strategic assets to the Marlborough Region.

Sounds Aero is an aircraft maintenance company based on the airfield at Omaka. We maintain all aircraft for Sounds Air, Ridge Air, Wings Over Whales and over 50 other privately owned aircraft. To have any restrictions imposed, noise or operational, will have an extreme adverse effect to our business and we strongly oppose this application.

What analysis has been done re night time helicopter movements ?

*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)**

Decline the plan change application.

If the plan change is not refused impose conditions to fully mitigate the reverse sensitivity effects on Omaka Airfield and all its users and tenants.

*Continue on a separate sheet if necessary*

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: Jennifer Lowe

Organisation (if applicable): Sounds Aero Maintenance Ltd.

Contact Person: (if applicable): \_\_\_\_\_

Postal Address: PO Box 650  
Blenheim

Post Code 7240

Email: info@soundsaero.co.nz

Telephone: Business 03 578 1899 Home 03 578 7435  
Fax 03 578 1329 Mobile

Address for Service:  
(if different from above)

Post Code \_\_\_\_\_

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

Date: 06/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](mailto:pc59@marlborough.govt.nz)

For Office Use

Submission No:

Sub:  
Part:

34

5. **The specific parts of the proposed plan change the submission relates to are as follows:**  
The complete plan change application, particularly the location of a residential subdivision so close to the take-off & approach paths at Omaka Airfield.

*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 feel that the noise generated by typical airfield activity will be incompatible with a residential development, and that a subdivision should not be located here.

Omaka is a busy airfield and a base for hundreds of aircraft. Its activities attract visitors from all over New Zealand and the world. It supports several businesses, employs scores of people, and is a valuable asset to the region.

Any noise or operational restrictions imposed will adversely affect all of the airfield's visitors, customers, tenants, businesses, employees, and the local economy. As an employee on the airfield, I am concerned that my livelihood will be in jeopardy if this application is approved, and for this reason I strongly oppose the application.

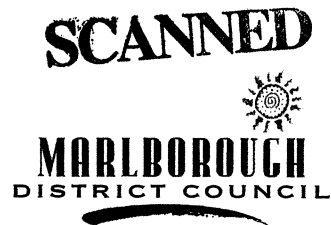
*Continue on a separate sheet if necessary*

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

Decline the plan change application.

If the plan change is not declined, impose strict conditions to make sure no restrictions can be placed on airfield activity in future.

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



Submissions close 6 October 2011

**1. Submitter Details**

Full Name: CLIFFORD CHARLES COWAN

Organisation (if applicable): \_\_\_\_\_

Contact Person: (if applicable): CLIFFORD COWAN

Postal Address: 36 GREEN LANE

RD2

BLENHEIM Post Code \_\_\_\_\_

Email: \_\_\_\_\_

Telephone: Business 035209354 Home 035788363

Fax \_\_\_\_\_ Mobile \_\_\_\_\_

Address for Service: \_\_\_\_\_

(if different from above) AS 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

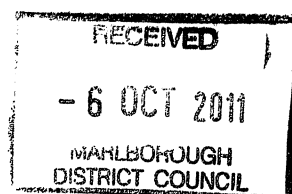
Fax: 520 7496

Email: [pc59@marlborough.govt.nz](mailto:pc59@marlborough.govt.nz)

For Office Use

Submission No:

35



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

Change from Rural to Residential, ~~the~~  
More impact on local infrastructure  
eg roading, water, traffic congestion.  
Terraced Housing & cheaper designed  
homes will introduce more crime  
to the area. Potentially lower value of  
properties again (R.V.) within Omaka area.

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 am not in support of this sub division  
going ahead in this area, as there is  
also a high risk of potential flooding  
as the Taylor River stop banks uncontrolled  
spilling of water could happen from a soil  
built Taylor dam. The natural path would  
flow within the area on the Colonial vineyard  
property. A high risk for residents. There is  
historical flood paths across the eastern portion  
of this sub-division (KNOWN TO MARKB CATCHMENT BOARD)

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)

To disallow the Colonial Vineyard Ltd  
changing the rural area into a residential  
zoned area.  
To be returned to rural ~~usage~~ <sup>usage</sup> as there is  
sufficient lower cost housing in Blenheim Urban.

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: Veronica May

Organisation (if applicable): \_\_\_\_\_

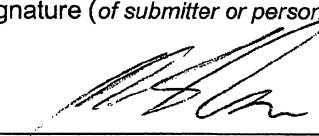
Contact Person: (if applicable): \_\_\_\_\_

Postal Address: 159a Budge Street  
Blenheim  
\_\_\_\_\_  
\_\_\_\_\_  
Post Code 7201

Email: \_\_\_\_\_

Telephone: *Business* \_\_\_\_\_ *Home* \_\_\_\_\_  
*Fax* \_\_\_\_\_ *Mobile* 0272701063

Address for Service: c/o Ayson & Partners Limited  
PO Box 256  
Blenheim  
(if different from above)  
\_\_\_\_\_  
Post Code 7240

Signature (of submitter or person authorised to sign on behalf of submitter):  
 (Agent) Date: 6/10/2011

**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 Fax: 520 7496 For Office Use  
Marlborough District Council Email: [pc59@marlborough.govt.nz](mailto:pc59@marlborough.govt.nz) Submission No:  
PO Box 443  
Blenheim 7240

Sub: 36  
Part: \_\_\_\_\_

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

the lack of information provided in the proposed plan change in relation to the reticulation of wastewater/sewage. Reasoning:

I own a property at 45 New Renwick Road. The existing Urban Residential 2 zoned properties in the Burleigh area (New Renwick Road/Waikura St/Richardson Ave) are not reticulated and rely on on-site wastewater treatment and discharge systems. This is contrary to a public expectation that properties in an Urban Residential zone are fully serviced. The Urban Residential 2 zoning makes provision for allotments down to 400m<sup>2</sup> in size, therefore the reticulation of the existing Burleigh area was obviously imminent at the time the zoning was created but has not eventuated. Should the Colonial Vineyards site be successful with the proposed plan change then Council will ensure the new development on that site is reticulated.

The Renwick sewage reticulation scheme constructed in recent years involved the installation of a large pumping main along Battys Road and New Renwick Road adjacent to the existing un-reticulated Urban Residential 2 zoned properties. No allowance was made for the future reticulation of the Burleigh area. This was a repeat of the reticulation of the Marlborough Ridge development previously. To repeat this oversight a third time cannot be allowed to happen.

*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)*

in support of the proposed plan change subject to Council committing to collaboration with the future developers of the Colonial Vineyard site to make provision for the wastewater/sewage reticulation of the existing Urban Residential 2 zoned properties in the Burleigh area.

*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 Council proceed to grant the proposed plan change but ensure that Council can effectively join forces with the future developers of the Colonial Vineyard site to make provision for the wastewater/sewage reticulation of the existing Urban Residential 2 zoned properties in the Burleigh area.

*Continue on a separate sheet if necessary*

**Submission on Plan Change 59 – Colonial Vineyards**

Name of Submitter: Marlborough Helicopters Limited

Contact Person: Owen Dodson

Postal Address: P.O.Box 731  
Blenheim

Email: [marl.heli@xtra.co.nz](mailto:marl.heli@xtra.co.nz)

Phone: (03)5789684

Fax: (03)5780194

1. Marlborough Helicopters Limited could not gain an advantage in trade competition through this submission
2. The specific provisions of the proposal that this submission relates to are;  
  
The failure to properly address reverse sensitivity effects on Omaka.
3. My reasons for opposing this part of the plan change are as follows;

A) Pg 5 & 6 Applicants Vision, pg 15 Growth Strategy Submissions:

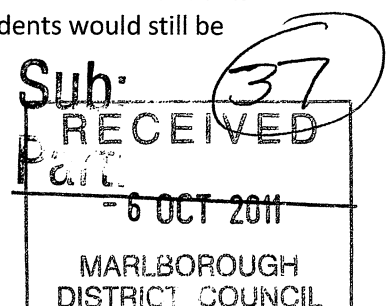
Our submission to the urban growth strategy was that the Hegley modeling provided an unrealistic and inadequate 55dBa footprint for Omaka and the airfield needs to be recognized as a Regionally Significant Asset to protect its long term future as developments such as this encroach on the area.

The applicant claims that the development will be well integrated with Omaka. Having aviation themed road names and sculptures as well as access to the onsite café is irrelevant window dressing and will do nothing to secure the future of Omaka.

B) Pg 7 Site History:

The applicant has had reverse sensitivity issues trying to place 4 frost fans on site that would be used on a handful of nights each year. Yet they deem this area to be suitable for medium to higher density housing when situated within 500 meters from the busy Omaka airfield that is utilized every day of the year.

The only mitigation offered that will give any benefit is the adoption of an acoustic insulation requirement for new buildings. This benefit could only be realised when residents were inside with the doors/windows closed. At any other time the residents would still be



affected by the noise associated with an active airfield. This will not prevent complaints about the airfield.

C) Pg 17 Growth Strategy Submissions:

The applicant states that the adoption of acoustic noise insulation will provide the necessary protection to avoid any future constraints on operations at Omaka.

In the last 5 years alone Marlborough Helicopters has doubled the amount of hours flown and increased in fleet size from 1 to 4 helicopters. We have recently had an enquiry that would, if it comes to fruition, justify another larger helicopter.

I do not believe that on the strength of some noise insulation the applicant can give any assurance the residents of the proposed subdivision would not seek to restrict activities at Omaka sometime in the future.

D) Operational Requirements:

The majority of the work carried out by Marlborough Helicopters is as a provider of agricultural services to the farming, forestry and viticulture sectors.

Unfortunately our normal operational requirements involve what others may consider fairly antisocial hours. Typically from October to May, if the weather is suitable, at least 2 helicopters depart Omaka at dawn to carry out agricultural operations. From November to January this can be before 5:30 AM.

Many of the other services we provide are often needed at short notice and require a great deal of flexibility. These include;

Fault support for electricity reticulation, radio and telecommunication networks

Crop protection from water and frost damage.

Support for various emergency services including police, SAR. Civil defense, fire fighting and medical emergencies.

Aerial surveys

Pest control

By the very nature of the activities we carry out we require operational flexibility. Any future attempt to stifle this flexibility or restrict activities carried out at the airfield has the potential to hinder the growth and development of our business and jeopardise its long term viability.

4. Marlborough Helicopters Limited seeks the Council to make the following decision:
  - A) Decline the plan change until long term protection of Omaka can be guaranteed.
  - B) If the plan change is not refused, imposing such conditions to fully mitigate reverse effects on Omaka. This could take the form of a caveat on each title that states the owner/occupier waives any right to complain about aircraft operations.

5. Marlborough Helicopters Limited wishes to be heard in support of its submission.
6. Marlborough Helicopters Limited would consider a joint submission at a hearing if others make a similar submission

A handwritten signature in black ink, appearing to read 'O J Dodson', written in a cursive style.

O J Dodson  
**Managing Director**

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: JOHN ERNEST and Alison Lillian MARRIS

Organisation (if applicable):

Contact Person: (if applicable): JOHN MARRIS

Postal Address: 114 New Renwick Road RD2 Blenheim Post Code 7272

Email:

Telephone: Business 035789697 Home 035789697 Fax 035781500 Mobile 0274344967

Address for Service: 114 New Renwick Road RD2 Blenheim Post Code 7272

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

[Signature] Date: 06/10/11

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:

38

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

clause 3 Reasons for Change.  
- Suitability of the Site  
- Concept plan.

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 oppose the plan change in its entirety for the following reasons.

① We have operated our vineyard, on the northern side of New Herwick Road adjacent to the proposed plan change site, for 34 years. This includes using a helicopter for frost protection.

We are concerned that this development will create reverse sensitivities especially during the frost fighting season which will impinge on our right to farm.

Continued on separate page  
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)

We seek, for the above reasons, Council to make a decision to decline the application in total.

In the event that Council do accept this plan change then we would like to see clauses & conditions that take into account the reverse sensitivities mentioned above as well as conditions that will protect the viability & operational status of Omaka Aerodrome.

Continue on a separate sheet if necessary

clause 6 continued

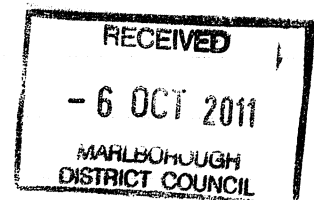
- ② Page 8 of 58 of the Plan Change Application, at the clause that starts with "Concept Plans" It states that "The following concept plans do not form part of the plan change, but were developed to refine to the zoning and to ensure that developments can be practically undertaken"

This means that, although the concept plans show no roads heading south, there is nothing to stop the development designing this proposed subdivision to do just that.

This would then cause expansion further south and thus threaten the very existence of Omaka Aerodrome

As Omaka Aerodrome is at the centre of helicopter dispatches for forest fighting & vineyard spraying, any development or activity that threatens the existence of Omaka Aerodrome causes a threat to the operation & viability of vineyards being served from Omaka.

Thus, again, this would threaten the viability of all my vineyard properties, not just the one near Omaka Aerodrome & this proposed development site.





SUBMISSION ON PLAN CHANGE 59 - COLONIAL VINEYARDS TO THE WAIRAU/AWATERE RESOURCE MANAGEMENT PLAN

We the undersigned are owners of aircraft hangars in the airpark at 79 Aerodrome Road, adjacent to the Omaka Aviation Heritage Centre.

We oppose the rezoning of rural land to allow residential development on New Renwick Road by Colonial Vineyards, Lot 2 DP 350626.

The decision to establish our hangars was based on the expectation that Omaka Aerodrome has a secure future as an active aerodrome. Confidence in Omaka would see more aircraft owners and aviation businesses attracted over time, adding to the diverse aviation community and strengthening the economic viability of our aviation businesses and investments.

The residential development proposed by Colonial Vineyards undermines this confidence. We are all too aware of what has happened repeatedly both in New Zealand and overseas, where encroaching residential developments put pressure on Local Authorities to restrict the flying operations of airports. No matter how many promises and so-called safeguards are made, history shows that it is the airport that is forced to compromise, ultimately to the point of closing.

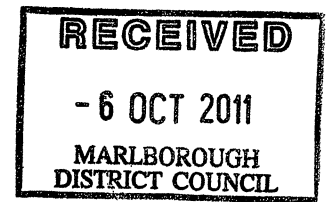
We pose the question, what is of greater economic and social benefit for Marlborough, housing in this location when alternatives are available, or allowing aviation at Omaka to grow, attracting businesses, supporting local industry and contributing as an economic generator, as well as a recreational and tourism resource?

We urge the Marlborough District Council to reject the proposal from Colonial Vineyards.

Name Clay Muntz Email clay@jermwicklung.co.nz  
Address Hangar 23A & 22B, Aviation Heritage Centre Airpark  
Signed [Signature] Date 5 Oct 2011

Name GRAHAM ORPHAN Email cwd@cwd.co.nz  
Address HANGAR 22A, OMAKA AHC AIRPARK  
Signed [Signature] Date 5 Oct 2011

Sub: (39)  
Part: \_\_\_\_\_



**SUBMISSION ON PLAN CHANGE 59 – COLONIAL VINEYARDS TO THE  
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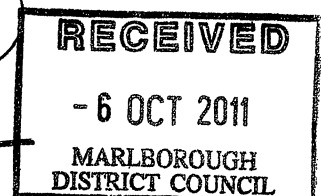
We urge the Marlborough District Council to reject the proposal from Colonial Vineyards.

Name Sally McIntyre Email jwp@jerryminton.co.nz  
Address Hangar 23A, Auction Heritage Centre Airpark  
Signed [Signature] Date 5 Oct 2011

Name GRAHAM ORRMAN Email cwd@cwd.co.nz  
Address HANGAR 22A, OMAKA AHC AIRPARK  
Signed [Signature] Date 5 Oct 2011

Sub: \_\_\_\_\_  
Part: \_\_\_\_\_

40



**SCANNED**

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Name TREVOR COLLINS..... Email NIKANDTREV@XTRA.CO.NZ  
Address BOX 28 SPRING CREEK (HANGAR 22 D OMAKA)  
Signed T. Collins..... Date 6.10.11

Name DAVID & BRIDGET JONES..... Email leportelet@stuartmodels.com  
Address 3 COOK RIDGE, WAIKAWA BAY (HANGAR 23 B OMAKA)  
Signed [Signature]..... Date 6.10.11

Sub: (41)  
Part: \_\_\_\_\_



Sub: \_\_\_\_\_  
Part: \_\_\_\_\_