

Submission on Publicly Notified Proposal for Change to Plan

Clause 6 of Schedule 1, Resource Management Act 1991

To: CLUTHA DISTRICT COUNCIL

Name of Submitter: Gilbert Noel Black + Judith Isabel Black
(full name)

This is a submission on the following proposed change to the Clutha District Plan:

Plan Change 41A – Milton Re-zoning

~~Could / could not~~ gain an advantage in trade competition through this submission.
(*Select one)

*I am / ~~am not~~ # directly affected by an effect of the subject matter of the submission that –
(a) adversely affects the environment; and
(b) does not relate to trade competition or the effects of trade competition.

*Delete entire paragraph if you could not gain an advantage in trade competition through this submission.
#Select one

The specific provisions of the proposal that my submission relates to are [give details]:

Height - Building height restrictions

Air Quality - Pollution in an already poor air quality area

Noise - Effect on existing residents

Drainage - Increased run-off in an already flood prone area

Vibration - Increased heavy traffic volumes

Lighting - Excess light spill to residential areas

My submission is:
[include –

- Whether you support or oppose the specific provisions or wish to have them amended; and
- Reasons for your views].

We oppose the proposed plan change unless the following expected problems are mitigated to our satisfaction

Conditions required to mitigate serious effect on the existing residents of the proposed plan change.

Height

Along with the retention of the recession plane in Rule URD4(2) the building height restriction of 9 metres should be extended to 200 metres from the boundary of any existing residential property.

Pollution

Considering that the Tokomairiro Plain already exceeds the National Environmental Standard for PM₁₀ approximately 40 days each year it is vitally important that there is no pollution from any industry established in the area. To prevent this no solid fuel burning can be permitted from industrial sources in the proposed area.

Noise

Existing residential areas should not be exposed to any increase in noise levels from any development. To prevent this restrictions must be placed on noise levels. Noise on any neighbouring boundary must not exceed 45 Db between 7:00 pm and 7:00 am and 55 Db between 7:00 am and 7:00 pm.

Drainage

The Tokomairiro river has restricted flow between Tokoitī and Toko Mouth, which causes frequent flooding of the lower Tokomairiro plain. Industrial areas have large areas of buildings and hard surface areas which cause rapid run-off during heavy rain. Because of this it will be necessary for ponding areas to be developed to mitigate this effect.

Libration

An increase in vehicle movements will have a detrimental effect on existing residents. Construction activity and continued heavy vehicle movements need to be limited to the hours of 7:00am to 7:00pm.

Lighting

Between the hours of 7:00pm and 7:00am no direct lighting should be visible from any residential area.

I seek the following decision from the local authority:
[give precise details]

I wish / ~~do not wish~~ to be heard in support of my submission. *[select one]*

If others make a similar submission, I will consider presenting a joint case with them at a hearing.
[delete if you would not consider presenting a joint case]

S M Black
.....
Signature of submitter
(or person authorised to sign on behalf of submitter)

24/2/19
.....
Date
(A signature is not required if you make your submission electronically)

Address for service of submitter: *back Road Milton*
Telephone: *0274467656*
Fax/email: *Karnford@extra.co.nz*
Contact person: *[name and designation, if applicable]*
Gilbert Black

Submission on Publicly Notified Proposal for Change to Plan

Clause 6 of Schedule 1, Resource Management Act 1991

Scanned to Helpdesk Morgan R.
Milton Service Centre

To: CLUTHA DISTRICT COUNCIL

Name of Submitter: Alan John Brown
(full name)

Initials AL ... Date 25/2/19

This is a submission on the following proposed change to the Clutha District Plan:

Plan Change 41A – Milton Re-zoning

~~I could~~ / could not* gain an advantage in trade competition through this submission.
(*Select one)

*I am / ~~am not~~ * directly affected by an effect of the subject matter of the submission that –
(a) adversely affects the environment; and
(b) does not relate to trade competition or the effects of trade competition.

*Delete entire paragraph if you could not gain an advantage in trade competition through this submission.
#Select one

The specific provisions of the proposal that my submission relates to are [give details]:

Visual impact on landscape plain
noise - Effect on residents that reside in this area
Drainage - Increased run-off in already flood prone area
Vibration Increased volumes of heavy traffic

Height - building height restrictions

Lighting - Excess light spill to residential areas.

Air Quality - Pollution in already poor air quality
Amenity values of my property would likely decrease in area.

My submission is: decrease in value.

[include –

- Whether you support or oppose the specific provisions or wish to have them amended; and
- Reasons for your views].

I oppose the proposed plan change unless
the following expected problems are
mitigated to my satisfaction

Conditions required to mitigate serious effect on the existing residents of the proposed plan change.

Height

Along with the retention of the recession plane in Rule URD4(2) the building height restriction of 9 metres should be extended to 200 metres from the boundary of any existing residential property.

Pollution

Considering that the Tokomairiro Plain already exceeds the National Environmental Standard for PM₁₀ approximately 40 days each year it is vitally important that there is no pollution from any industry established in the area. To prevent this no solid fuel burning can be permitted from industrial sources in the proposed area.

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Existing residential areas should not be exposed to any increase in noise levels from any development. To prevent this restrictions must be placed on noise levels. Noise on any neighbouring boundary must not exceed 45Db between 7:00 pm and 7:00 am and 55Db between 7:00 am and 7:00 pm.

Drainage

The Tokomairiro river has restricted flow between Tokoiti and Toko Mouth, which causes frequent flooding of the lower Tokomairiro plain. Industrial areas have large areas of buildings and hard surface areas which cause rapid run-off during heavy rain. Because of this it will be necessary for ponding areas to be developed to mitigate this effect.

Buffer Zones visual effects of
To Screen Industrial development.

Vibration

An increase in vehicle movements will have a detrimental effect on existing residents. Construction activity and continued heavy vehicle movements need to be limited to the hours of 7:00am to 7:00pm.

Lighting

Between the hours of 7:00pm and 7:00am no direct lighting should be visible from any residential area.

I seek the following decision from the local authority:
[give precise details]

I wish / ~~do not wish~~ to be heard in support of my submission. *[select one]*

If others make a similar submission, I will consider presenting a joint case with them at a hearing.
[delete if you would not consider presenting a joint case]

alan J Brown
.....
Signature of submitter
(or person authorised to sign on behalf of submitter)

24 February 2019
.....
Date
(A signature is not required if you make your submission electronically)

Address for service of submitter: *Rapid No 5.38 Waihola Hwy 'SHI' Milburn
P.O. Box 15048 Waihola, South Otago 9298*
Telephone: *03 417 7181*
Fax/email:
Contact person: *[name and designation, if applicable]*

Alan Brown

**SUBMISSION TO THE PLAN CHANGE 41A – MILTON ZONING**

TO: Submission on Plan Change 41A – Milton
Industrial Structure Plan
PO Box 25
BALCLUTHA

BY E-MAIL: planning@cluthadc.govt.nz

SUBMISSION ON: Submission on Plan Change 41A – Milton
Rezoning 2019

NAME OF SUBMITTER: Calder Stewart Land Holdings Limited

ADDRESS FOR SERVICE: Calder Stewart Land Holdings Limited
C/- 4Sight Consulting Limited
Level 1, The Chamberson, 77 Stuart Street
Dunedin 9016

Attention: Nigel Bryce

PHONE: 022 047 8500

1.0 INTRODUCTION

Calder Stewart has developed considerable expertise in commercial and industrial development since the Company's establishment in 1955. The Company has particularly earned a reputation for delivering business premises for clients needing both state-of-the-art office space and associated warehousing, manufacturing or showroom facilities. Examples of such developments include:

- Revolutions Hill Company headquarters and associated steel manufacturing plant;
- Pan Pac, Milburn;
- Steel & Tube, Fryatt Street, Dunedin;
- Fletchers Building, Carisbrook, Dunedin;
- Bunnings, Dunedin;
- Cumberland Street Retail Development;
- Mitre 10, Dunedin;
- Ministry of Primary Industries (Otaki Street, Dunedin);
- Radcliffe Electrical, Timaru Street, Dunedin;
- Telfer Electrical, King Edward Road, Dunedin;
- Gough, Gough & Hamer, Portobello Road, Dunedin;
- VINZ, Portobello Road, Dunedin;
- ESCEA, Dunedin;
- St Clair Resort & Hotel, Dunedin;
- Oakleys Plumbing, Timaru Street, Dunedin.

Calder Stewart's head office at Revolution Hills and associated steel manufacturing plant provide employment for up to 200 staff many of whom live locally. Calder Stewart is committed to expanding its business development plans over its Revolution Hills property, as well as expanding into the broader area now governed by proposed Plan Change 41A (PC41A) and the associated Industrial Structure Plan. This reinforces the Company's long-term commitment to the Clutha-Dunedin Districts.

Calder Stewart has a significant property interest within the Clutha District. This includes a substantial area of land both within and adjacent to the areas affected by the PC41 Industrial Structure Plan to the northeast of Milton. These areas are outlined in **Table 1** below.

Table 1: Calder Stewart property ownership relevant to PC41

Location of sites	Legal description of sites	Location & Size
Within the main 330ha area of Industrial Resource Area rezoning proposed for PC41A	Section 58 and part Section 57 Block VII Tokomairiro SD	'Revolution Hills', 142 Milton Waiholo Highway: 31.7567 ha net
	Lot 2 Deposited Plan 407615	Property surrounds 37 Circle Hill Road: 37.5183 ha
	Part Section 19-20 Block III Tokomairiro SD and Part Section 49 Block VI Tokomairiro SD	Part of 129 Waiholo Highway, Milton. Two parcels to the northeast of Anicich Road, and one parcel to the southwest of Anicich Road: 61.1885 ha
	Allotment 28-66, 84-90 Deeds Plan 21 and Part Allotment 83 Deeds Plan 121 and Part Section 50 Block VI Tokomairiro SD	Part of 129 Waiholo Highway, Milton. Parcels to the southwest of those detailed in the row above:

Location of sites	Legal description of sites	Location & Size
		40.6254 ha
	Allotment 12-27, 67-70, 80-82 Deeds Plan 121 and Part Allotment 83 Deeds Plan 121 and Part Section 52-53 Block VI Tokomairiro SD and Allotment 79 Deeds Plan 121	Part of 129 Waihola Highway, Milton. Parcels to the southwest of those detailed in the row above: 38.0139 ha less the area of Allotment 75-78
	Lot 1 DP 473798	369 Waihola Highway, Circle Hill: 27.1811 ha
Area included within the PC41A Industrial Structure Plan, but not referenced as allotments being rezoned in the legal descriptions at 2.1 of the section 32 analysis supporting PC41A	Allotment 75-78 Deeds Plan 121 Block VI Tokomairiro SD	Adjacent to the parcels described in the above row and on the same CoT
	Lot 4 Deposited Plan 90540	Parcel to the northeast of North Branch Road and to the southeast of the railway: 1.5116 ha

The Company's submission is made to PC41A regarding the main 330ha area of Industrial Resource Area rezoning and the additional adjacent land that Calder Stewart owns, as outlined in Table 1. The purpose of this submission is to both support PC41A and its associated Industrial Structure Plan, as well as to seek further amendments to previous rules addressed as part of PC41A and to various additional rules across the Clutha District Plan that were not previously considered in recent PC41 changes.

The amendments sought by Calder Stewart relate to the wider provisions of the Clutha District Plan and that are relevant to the future industrial development within the PC41A Industrial Structure Plan and seek to ensure that the Clutha District Plan provisions are not unduly constraining on the future development of this Industrial Resource Area (Toko Plains). The amendments sought by the Company are outlined in Table 2 attached to the rear of this submission (and identified as red underline in the relief sought under each submission point).

Through the preparation of this submission, Calder Stewart has had regard to the Resource Management Act 1991 (the Act), the Partly Operative Otago Regional Policy Statement (the PORPS), the proposed Otago Regional Policy Statement (the Proposed RPS), and the Milton 2060 Flood Risk Management Strategy for Milton and the Tokomairiro Plain (Milton 2060).

2.0 SUBMISSIONS

2.1 SUBMISSION POINT 1 – OVERALL SUBMISSION ON PLAN CHANGE 41 & 41A

- 2.1.1 Calder Stewart **supports** proposed PC41A and the inclusion of the Industrial Structure Plan over that area governed by PC41A.
- 2.1.2 The Company supports the rezoning of the main 330ha area contained within PC41A to Industrial Resource Area zoning, as notified. The Company agrees that the area has long been earmarked for industrial development, and that this zoning is appropriate given its proximity to State Highway 1 and the railway, its flat and generally flood free topography, its proximity to forestry activity, and previous substantial industrial development in the area including Calder Stewart's steel manufacturing facility at Revolution Hills, as well as other wood processing facilities already established within the confines of land proposed to be governed by PC41A. The site is generally located away from sensitive activities and will provide for large scale industrial development which is not well catered for elsewhere in the Dunedin-Clutha area. Importantly, Calder Stewart considers that the area governed by PC41A represents a strategic land resource to support large scale industrial business growth in the Dunedin-Clutha area.
- 2.1.3 The Company supports the general intent of PC41A to provide for industrial activity within the Industrial Resource Area (Toko Plains) as a permitted activity (as provided for under amended Rule IND.3 advanced by PC41A) where it is in general accordance with an underlying structure plan. This outcome is consistent with industrial zones found elsewhere in Districts such as Dunedin where buildings in support of Industrial Zones are a permitted activity.
- 2.1.4 Further, Calder Stewart supports the use of the Industrial Structure Plan as a planning tool to provide certainty around how the Industrial Resource Area (Toko Plains) land area is to be developed in future.

RELIEF SOUGHT

- 2.1.5 Calder Stewart seeks that PC41A and its associated Industrial Structure Plan be adopted, subject to adoption of the relief sought in submission points 2 to 8 of this submission and that any consequential amendments are provided for to give effect to the relief sought by the Company in submission points 2 to 8.

2.2 SUBMISSION POINT 2 –AMENDMENTS TO SECTION 32 ANALYSIS AND ASSOCIATED REZONING RELIEF

- 2.2.1 Calder Stewart **supports in part** the extent of the proposed Industrial Resource Area (Toko Plains), as notified in PC41A. However, the Company notes that while the Industrial Structure Plan covers the full extent of land governed by PC41A, the relief identified at section 2.1 of the Section 32 Evaluation report supporting PC41A (which lists the land areas sought to be rezoned from Rural Resource Area to Industrial Resource Area (Toko Plains)), does not include the full legal description of land that forms part of the Industrial Structure Plan notified as part of PC41A. This appears to be an error.
- 2.2.2 The Company, therefore seeks amendments to PC41A to ensure that all relevant land that forms part of the Industrial Structure Plan supporting PC41A is included within section 2.1 of the Section 32 Evaluation report supporting PC41A. This includes land that is legally described as allotment 75-78 Deeds Plan 121 Block VI Tokomairiro SD and Lot 4 Deposited Plan 90540, being land that is owned by Calder Stewart.

- 2.2.3 The Company therefore seeks that these areas are rezoned from Rural Resource Area to Industrial Resource Area (Toko Plains) and are included within the PC41A zone boundary and that section 2.1 of the Section 32 Evaluation report supporting PC41A be amended to reflect this outcome.

RELIEF SOUGHT

- 2.2.4 The Company seeks that the following land parcels be rezoned from Rural Resource Area to Industrial Resource Area (Toko Plains):
- Allotment 75-78 Deeds Plan 121 Block VI Tokomairiro Survey District (contained within Certificate of Title OT252/182); and
 - Lot 4 Deposited Plan 390540 (contained within Certificate of Title 363906)
- 2.2.5 Any similar amendments with like effect.
- 2.2.6 Any consequential amendments that stem from the amendments in paragraph 2.2.4 and 2.2.5.

2.3 SUBMISSION POINT 3 –AMENDMENTS TO SECTION 4.4 INDUSTRIAL RESOURCE AREA

Section 4.4 INDUSTRIAL RESOURCE AREA

- 2.3.1 Calder Stewart **supports in part** the rules outlined in Section 4.4 Industrial Resource Area, however seeks a number of further amendments to better align with the staged implementation of development across PC41A and to ensure that future development outcomes achieves positive environmental outcomes beyond the boundary of PC41A.
- 2.3.2 The proposed amendments relate to various Performance Standards outlined in Rule 4.4.4, including Bulk and Location, Servicing and Financial Contributions, and Design Controls.

Section 4.4.4 (IND.4 – 1. Bulk and Location)

- 2.3.3 Calder Stewart seeks further amendments to the Bulk and Location performance standards outlined in Section 4.4.4 IND.4 (1) and in particular as this relates to the exemptions to chimneys and stacks supporting Rule IND 4.1(l)(b) and (c).
- 2.3.4 In relation to Rule IND 4.1(l)(b), the Company notes that the rule only relates to the intervention of a 'road' when considering rear and side yard setback requirements. The Company considers that in the context of Industrial Resource Area (Toko Plains), that the western boundary of the PC41A area is bounded by proposed railway sidings, and due to operational requirements, it will be necessary for buildings to be located close to these sidings. For this reason, the Company seeks that Rule IND 4.1(l)(b) be amended to exempt rear and side yards from applying where adjoined by a railway line.
- 2.3.5 In relation to Rule IND 4.1(l)(c), the Company is concerned that given the maximum height of 25 metres proposed within the Large Format area identified within the Industrial Structure Plan that the exemption that applies to chimneys and stacks with a diameter of 2.5 metres or less (that are exempt from having to comply with the maximum height limits) may be too small. The Company seeks that that the prescribed diameter threshold is increased 3.5 metres to reflect the large scale format of these buildings. The Company considers that the 2.5 metre diameter or less threshold should be retained for the wider 16 metre height limit applicable to the remaining Industrial area of PC41A.
- 2.3.6 Lastly, in relation to Rule IND 4.1(l)(c), the Company notes that the rule does not cross reference to 'ground level' within this rule, which leaves the rule open to interpretation by plan users. Good practice would dictate that the rule is amended to include reference to

'ground level'¹ as defined within the District Plan, so as to avoid any confusion from where the maximum height limit is taken from.

RELIEF SOUGHT

2.3.7 The Company seeks that Rule IND 4.1(l)(b) be amended as follows:

"(b) Rear and side yards of 4.5m shall be provided where a site adjoins any Urban, Transitional, or Rural Settlement Resource area without intervention of a road or railway line."

2.3.8 The Company seeks that Rule IND 4.1(l)(c) be amended as follows:

"The maximum height for buildings and structures in the area shall be 12 metres from ground level provided that where the site adjoins an Urban, Transitional or Rural Settlement Resource Area, Rule URB 4 (2) shall apply. In the case of the Industrial Resource Area (Toko Plains) maximum building heights shall be in accordance with the structure plan for this zone which provides for a maximum building height of 25 metres from ground level for Large Format Industrial and a maximum building height of 16 metres from ground level for Industrial Resource Area (Toko Plains). For the purpose of this rule, chimneys and stacks with a diameter of 2.5 metres or less are exempt from the height restriction and within the Large Format area contained within the Industrial Resource Area (Toko Plains) Industrial Structure Plan chimneys and stacks with a diameter of 3.5 metres or less are exempt from the height restriction; Fire Station hose drying towers up to a maximum height of 15 metres and maximum width of 1.5 metres; and radio and television aerials up to a maximum of 3.0 metres in height above the building to which it is attached, are exempt from the height restriction."

2.3.9 Any similar amendments with like effect.

2.3.10 Any consequential amendments that stem from the amendments in paragraph 2.3.7 and 2.3.9.

2.4 SUBMISSION POINT 4 –AMENDMENTS TO SECTION 4.4 INDUSTRIAL RESOURCE AREA

Section 4.4.4 (IND.4 – 3. Signs)

2.4.1 Calder Stewart **supports in part** the rules outlined in Section 4.4 Industrial Resource Area, however seeks further amendments to the Signs Performance Standards outlined in Section 4.4.4.(3) which offer various provisions around restricting the number of signs to one per road frontage for industrial buildings.

2.4.2 The Company recommends that the signage rules are amended so that they are more enabling for large scale development undertaken within the Industrial Resource Area (Toko Plains). While it is understood that signage restrictions particularly on the road frontage exist to ensure that signs are displayed in a tidy manner and that there are no traffic hazards resulting from signs on the road frontage, the Company considers that additional amendments are provided for within the Industrial Resource Area (Toko Plains) to reflect the large scale nature of this zone and future development.

2.4.3 After a review of other district plans including the Dunedin Proposed Second Generation District Plan and the Queenstown Lakes District Proposed District Plan (Stage 2), it is

¹ 'GROUND LEVEL' shall be deemed to be the lowest of the following levels as are appropriate to the site in question: (i) the natural level of the ground or the finished level of the ground as a result of an approved subdivision (ii) the finished level of the ground as a result of excavation for building construction works. (iii) or the finished level of the ground as a result of any subsequent works.

considered that a more appropriate approach would be to establish a rule regarding the maximum number of signage per meterage of street frontage. For example, the Dunedin Second Generation District Plan Rule 19.6.6.3 provides a '2 free standing signs per site or 1 per every 50m of street frontage provision'. Calder Stewart considers that by providing a similar provision that dictates the allowed number of signs per street frontage rather than a 1 sign maximum per site rule would help enable the development of sufficient signage for large industrial sites. The Company considers that such a provision would not undermine the nature of the desired signage provisions that aim to ensure that signage is presented in a tidy manner and so to not cause any additional hazards to the traffic system.

- 2.4.4 The Company considers that where signage is placed on facades fronting the internal spine road that greater flexibility be provided for signage, while acknowledging that broader amenity related discretion still applies for any areas of non-compliance.

RELIEF SOUGHT

- 2.4.5 The Company seeks that Rule IND 4.3 be amended as follows:

"Signs shall conform with the following.

(a) One sign per road frontage for industrial buildings or where no buildings exist on the site, one sign per road frontage. In the case of a multi-occupancy building one directory type sign is permitted per road frontage.

(b) Illuminated signs are permitted provided that no signs are flashing and in the Industrial Resource Area (Toko Plains) all illumination of signage is directed downwards.

(c) No sign shall exceed the following dimensions:

(i) For horizontal signs - the length of the building frontage and a width of 1.2 metres.

(ii) In the Industrial Resource Area (Toko Plains) for horizontal signs - the length of the building frontage and a width of 3 metres.

(iii) For vertical signs - the height of the building frontage and a width of 1.2 metres.

(iv) In the Industrial Resource Area (Toko Plains) for vertical signs - the height of the building frontage and a width of 3 metres.

(v) For pole signs - an area of 3m² not exceeding 6 metres in height, with a separation distance of 10 metres between such signs.

(vi) In the Industrial Resource Area (Toko Plains) for pole signs - an area of 8m² not exceeding 8 metres in height, with a maximum of 2 per site or 1 per 50 metres of street frontage, whichever is lesser and with a minimum distance of 10 metres between such signs.

- (vii) Directory Signs - the height of the building it refers to, with a width of no more than 3 metres.

Any activity that exceeds these standards shall be considered as a restricted discretionary activity. Council shall restrict the exercise of its discretion to the effect on amenity values and the effect on the safe and efficient operation of the roading network."

- 2.4.6 Any similar amendments with like effect.

- 2.4.7 Any consequential amendments that stem from the amendments in paragraph 2.4.5 and 2.4.6.

2.5 SUBMISSION POINT 5 –AMENDMENTS TO SECTION 4.4 INDUSTRIAL RESOURCE AREA

Section 4.4.4 (IND.4 – 4. Servicing and Financial Contributions) and Section 3.7 Subdivision and Section 3.8 Financial and Reserve Contributions

- 2.5.1 Calder Stewart **supports in part** the rules outlined in Section 4.4 Industrial Resource Area, however the Company seeks further amendments to IND.4 (4) regarding Servicing and Financial Contributions and Section 3.7 Subdivision and Section 3.8 Financial and Reserve Contributions, in order to specifically recognise the staging outcomes promoted within the Industrial Resource Area (Toko Plains). Presently, these provisions do not recognise the

staging outcomes of the Industrial Resource Area (Toko Plains) and it is considered the provisions would be made more effective for plan users if staging outcomes within the zone are specifically recognised within the District Plan.

- 2.5.2 Further, Calder Stewart notes that Rule FIN.3 WHEN PAYABLE already sets out that in circumstances where the adverse effect created by the development and/or subdivision will not occur until some time in the future, Council may defer payment of the financial contribution through the use of covenants, bonds, consent notices, and where possible the review of conditions procedure. The Company supports this outcome and notes that in the case of large scale Industrial development the demand on Council infrastructure will likely occur once development is occupied, rather than at subdivision stage (particularly in relation to demands on 3 Waters Infrastructure).
- 2.5.3 The Company seeks amendments to IND.4 (4) Servicing and Financial Contributions and Section 3.7 Subdivision and Section 3.8 Financial and Reserve Contributions of the District Plan to ensure that these provisions appropriately recognize that in the Industrial Resource Area (Toko Plains) where subdivision and development is implemented in stages, that servicing and financial contributions be provided for in accordance with the respective stage within which the subdivision and development is being undertaken within.

RELIEF SOUGHT

- 2.5.4 The Company seeks that IND.4 (4) Servicing and Financial Contributions, Section 3.7 Subdivision and Section 3.8 Financial and Reserve Contributions (Rule FIN.3 WHEN PAYABLE) be amended as follows:

“Unless otherwise agreed in writing by Council, where subdivision and development is implemented within the Industrial Resource Area (Toko Plains) all infrastructure servicing and financial contributions shall be provided for in accordance with the staging plan for the Industrial Resource Area (Toko Plains) and financial contributions are sought at a time when demand is generated on Council infrastructure.”

- 2.5.5 Any similar amendments with like effect.
- 2.5.6 Any consequential amendments that stem from the amendments in paragraph 2.5.3 and 2.5.4.

2.6 SUBMISSION POINT 6 –AMENDMENTS TO SECTION 4.4 INDUSTRIAL RESOURCE AREA

Section 4.4.4 (IND.4 – 8. Design Control)

- 2.6.1 Calder Stewart **supports in part** the rules outlined in Section 4.4 Industrial Resource Area, however the Company seeks further amendments to the IND.4 (8) Design Control provisions established through PC41A, and in particular as this relates to glare and illumination within the Industrial Resource Area (Toko Plains).
- 2.6.2 Calder Stewart wishes to ensure that while future development within the Industrial Resource Area (Toko Plains) is enabled, it is implemented in a manner that limits impacts beyond the boundary of the Industrial Resource Area (Toko Plains). To this end, the Company seeks further amendments to the controls governing lighting and light spill to ensure that lighting is contained within the boundary of the plan change area.
- 2.6.3 Currently Section 11.4.4 AME.2 GLARE provides restrictions on light spill to adjoining properties that is greater than 10 lux, with non-compliance with this standard being treated as a non-complying activity. The Company proposes that within the Industrial Resource Area (Toko Plains), that a similar rule applies, however falls specifically within the Design Guidelines for the Industrial Resource Area (Toko Plains), with non-compliance falling to be a

discretionary activity versus a non-complying activity. The Company also seeks amendments to Rule AME.2 GLARE that seeks to ensure that the glare controls under Rule IND.4 (8) Design Control prevail for all development within the Industrial Resource Area (Toko Plains).

- 2.6.4 The Company also seeks to ensure that the design controls governing reflectivity of roofing material does not restrict the installation of solar panels in support of the energy efficiency gains for future development, while ensure that where solar panels are utilised they utilise materials that minimise potential glare. To this end, the Company also seeks amendments to IND.4 (8) Design Control provisions to ensure this outcome.
- 2.6.5 The Company therefore seeks amendments to the IND.4 (8) Design Control provisions, as well as Section 11.4.2 OTHER ENVIRONMENTAL ISSUES (GLARE) to reflect these outcomes.

RELIEF SOUGHT

- 2.6.6 The Company seeks that IND.4 (8) Design Control be amended as follows:

“(i) Recessive colours exterior (within natural tones of grey, green, cool browns) + no light reflectivity value (LRV) of no more than 40%

(ii) Roofing: rooftop material no more than 30% LRV.

(iii) Accessory buildings constructed with similar materials (unless less than 8m in height). No mirror glazing is permitted

(iv) No activities shall result in any light spill onto any adjoining property beyond Industrial Resource Area (Toko Plains) exceeding 10 lux (horizontal and vertical).”

“Note: For the purposes of compliance with Rule IND.4 (8) (ii) Design Control (30% LRV for roofing materials:

(i) untreated zincalume is discouraged as a roofing material;

(ii) this rule does not apply to solar panels erected on the roof of Industrial Buildings located within the Industrial Resource Area (Toko Plains), however the intention within the Industrial Resource Area (Toko Plains) is that low reflectivity solar panels are selected in order to minimise glare effects.”

AND

- 2.6.7 The Company seeks that Section 11.4.2 OTHER ENVIRONMENTAL ISSUES (GLARE) be amended as follows:

“In the case of glare and illumination controls within the Industrial Resource Area (Toko Plains), the controls under Rule IND.4 (8) Design Control prevail for all development within the Industrial Resource Area (Toko Plains).”

- 2.6.8 Any similar amendments with like effect.
- 2.6.9 Any consequential amendments that stem from the amendments in paragraph 2.6.6, 2.6.7 and 2.6.8.

2.7 SUBMISSION POINT 7 –AMENDMENTS TO THE OPERATIVE DISTRICT PLAN PROVISIONS TO PROVIDE FOR INDUSTRIAL DEVELOPMENT IN THE AREA SUBJECT TO THE INDUSTRIAL RESOURCE AREA (TOKO PLAINS) STRUCTURE PLAN

- 2.7.1 Calder Stewart **supports in part** the rules outlined in PC41A, however notes that a number of rules contained outside of the PC41A provisions could have the potential to fetter and constrain the future development of the PC41A development area.

- 2.7.2 Calder Stewart seeks to amend a variety of rules on the wider operative district plan, outside of the Industrial Resource Area outlined in section 4.4. The proposed amendments that the Company seeks relief on are outlined in 3.9.4. Natural Hazard section, and Section 3.11. OTHER ENVIRONMENTAL ISSUES.

Section 3.9.4 NATURAL HAZARDS RULES (NHZ.2 ACTIVITIES LOCATED WITHIN AREA IDENTIFIED AS HAZARD PRONE)

- 2.7.3 Calder Stewart proposes that Rule 3.9.4 (NHZ.2 Activities Located Within an Area Identified as Hazard Prone) be amended. This rule outlines that landfills, waste disposal or the storage or use of commercial quantities of hazardous goods or substances are non-complying activities in any area identified as being a natural hazard site where the site is not protected from the natural hazard by floodbanks or erosion protection.
- 2.7.4 The Company considers that this rule should be amended through PC41A in order to reflect that where appropriate hazard mitigation responses have been implemented on site in accordance with an approved Stormwater Management Structure Plan approved in accordance with Rule SUB.4.A.3 (introduced as part of PC41A) and where stored in accordance with Hazardous Substances and New Organisms (HSNO) Act, the future storage of commercial quantities of hazardous substances be a permitted activity.

RELIEF SOUGHT

- 2.7.5 The Company seeks that Rule 3.9.4 (NHZ.2 Activities Located Within an Area Identified as Hazard Prone) be amended as follows:

"1. LANDFILLS, WASTE DISPOSAL, OR THE STORAGE OR USE OF COMMERCIAL QUANTITIES OF HAZARDOUS GOODS OR SUBSTANCES

Landfills, waste disposal, or the storage or use of commercial quantities of hazardous goods or substances are non-complying activities in any area identified as being a natural hazard site where the site is not protected from the natural hazard by floodbanks or erosion protection. For the purposes of this rule, where hazard mitigation responses have been implemented on sites located within the Industrial Resource Area (Toko Plains) and implemented in accordance with an approved Stormwater Management Structure Plan approved in accordance with Rule SUB.4.A.3 and where stored in accordance with Hazardous Substances and New Organisms (HSNO) Act, the storage of commercial quantities of hazardous substances is a permitted activity.

- 2.7.6 Any similar amendments with like effect.
- 2.7.7 Any consequential amendments that stem from the amendments in paragraph 2.7.5 and 2.7.6.

2.8 SUBMISSION POINT 8 – AMENDMENTS TO THE OPERATIVE DISTRICT PLAN PROVISIONS TO PROVIDE FOR INDUSTRIAL DEVELOPMENT IN THE AREA SUBJECT TO THE INDUSTRIAL RESOURCE AREA (TOKO PLAINS) STRUCTURE PLAN

- 2.8.1 Calder Stewart **supports in part** the rules outlined in PC41A, however notes that a number of rules contained outside of the PC41A provisions could have the potential to fetter and constrain the future development of the Industrial Resource Area (Toko Plains) area.
- 2.8.2 The Company notes that Section 3.3.5 Transportation Rules raises a number of potential constraints to the future operation of development on PC41A land, due largely to the fact that they do not reflect the way in which stormwater is to be managed within the PC41A.

- 2.8.3 Rule TRAN.6 PARKING (ii)(b) requires stormwater originating from parking areas to be adequately disposed of within the confines of the site, however in the context of PC41A, stormwater will be managed through detention systems which will then connect to wider drainage networks outside of PC41A land. All proposed stormwater management responses across PC41A land will be undertaken in accordance Stormwater Management Structure Plan approved in accordance with Rule SUB.4.A.3.
- 2.8.4 Calder Stewart seeks amendments to Rule TRAN.6 PARKING (ii)(b) to ensure that this rule acknowledges the stormwater management responses proposed within Industrial Resource Area (Toko Plains).
- 2.8.5 Further, Rule TRAN.7 Vegetation (i) sets out that no vegetation shall be planted on a road reserve or on a property that allows it to overhang the legal roadside boundary. The Company is concerned that this rule does not account for situations where PC41A land is developed in a comprehensive manner and includes street planting that may infringe these outcomes. The Company seeks amendments to this rule to provide for an exception to the Industrial Resource Area (Toko Plains), where landscaping located within the road reserve has been approved under SUB.4.D.1. In the Company's opinion, the siting and scale of planting are matters that can be appropriately addressed at the time of subdivision.

RELIEF SOUGHT

- 2.8.6 The Company seeks that Rule TRAN.6 PARKING (ii)(b) be amended as follows:

“(b) Stormwater originating from parking areas shall be adequately disposed of within the confines of the site with the exception of the Industrial Resource Area (Toko Plains), where all stormwater will be managed accordance with an approved Stormwater Management Structure Plan approved in accordance with Rule SUB.4.A.3.”

- 2.8.7 The Company seeks that Rule TRAN.7 Vegetation (i) be amended as follows:

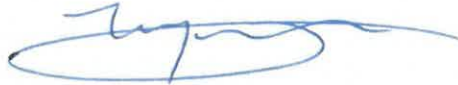
“(i) Road Reserve Vegetation – no vegetation shall be planted on a road reserve or on a property that allows it to overhang the legal roadside boundary, with the exception of the Industrial Resource Area (Toko Plains), where landscaping located within the road reserve approved under SUB.4.D.1 is exempt from this rule.”

- 2.8.8 Any similar amendments with like effect.
- 2.8.9 Any consequential amendments that stem from the amendments in paragraph 2.8.6, 2.8.7 and 2.8.8.

3.0 CONCLUSION

- 3.1 Calder Stewart wish to be heard in support of this submission.
- 3.2 If others make a similar submission Calder Stewart would consider presenting a joint case with them at any hearing.
- 3.3 Calder Stewart cannot gain an advantage in trade competition through this submission.
-

Signature:



pp

Donald Stewart, Director

Date:

25th of February 2019.

Address for Service:

Calder Stewart Land Holdings Limited
C/- 4Sight Consulting Limited
Level 1, The Chamberson, 77 Stuart Street
Dunedin 9016

Attention: Nigel Bryce

Phone:

022 047 8500

E-mail:

nigelb@4sight.co.nz

APPENDIX A– AMENDMENTS TO DISTRICT PLAN PROVISIONS

Table 2: Additions and changes sought to PC41A Provisions and other Operative District Plan Provisions

Submission Point	Rule	Current Wording of Provision	Relief Sought
Section 4.4. Industrial Resource Area			
Submission Point 3	RULE IND.4 Performance Standards (1) Bulk and Location (1) (c)	<p>“The maximum height for buildings and structures in the area shall be 12 metres provided that where the site adjoins an Urban, Transitional or Rural Settlement Resource Area, Rule URB 4 (2) shall apply. For the purpose of this rule, chimneys and stacks with a diameter of 2.5 metres or less are exempt from the height restriction; Fire Station hose drying towers up to a maximum height of 15 metres and maximum width of 1.5 metres; and radio and television aerials up to a maximum of 3.0 metres in height above the building to which it is attached, are exempt from the height restriction.”</p>	<p>Amend Rule IND 4.1(l)(b) and (c). to read as follows:</p> <p><i>“(b) Rear and side yards of 4.5m shall be provided where a site adjoins any Urban, Transitional, or Rural Settlement Resource area without intervention of a road <u>or railway line.</u>”</i></p> <p><i>“(c) The maximum height for buildings and structures in the area shall be 12 metres <u>from ground level</u> provided that where the site adjoins an Urban, Transitional or Rural Settlement Resource Area, Rule URB 4 (2) shall apply. <u>In the case of the Industrial Resource Area (Toko Plains) maximum building heights shall be in accordance with the structure plan for this zone which provides for a maximum building height of 25 metres from ground level for Large Format Industrial and a maximum building height of 16 metres from ground level for Industrial Resource Area (Toko Plains).</u> For the purpose of this rule, chimneys and stacks with a diameter of 2.5 metres or less are exempt from the height restriction <u>and within the Large Format area contained within the Industrial Resource Area (Toko Plains) Industrial Structure Plan chimneys and stacks with a diameter of 3.5 metres or less are exempt from the height restriction;</u> Fire Station hose drying towers up to a maximum height of 15 metres and maximum width of 1.5 metres; and radio and television aerials up to a maximum of 3.0 metres in height above the building to which it is attached, are</i></p>

			exempt from the height restriction.”
Submission Point 4	RULE Performance Standards (3) Signs	IND.4 <i>“Signs shall conform with the following. (a) One sign per road frontage for industrial buildings or where no buildings exist on the site, one sign per road frontage. In the case of a multi-occupancy building one directory type sign is permitted per road frontage. (b) Illuminated signs are permitted provided that no signs are flashing. (c) No sign shall exceed the following dimensions: (i) For horizontal signs - the length of the building frontage and a width of 1.2 metres. (ii) For vertical signs - the height of the building frontage and a width of 1.2 metres. (iii) For pole signs - an area of 3m² not exceeding 6 metres in height, with a separation distance of 10 metres between such signs. (iv) Directory Signs - the height of the building it refers to, with a width of no more than 3 metres. Any activity that exceeds these standards shall be considered as a restricted discretionary activity. Council shall restrict the exercise of its discretion to the effect on amenity values and the effect on the safe and efficient operation of the roading network.”</i>	Amend the rule to read as follows: <i>“Signs shall conform with the following. (a) One sign per road frontage for industrial buildings or where no buildings exist on the site, one sign per road frontage. In the case of a multi-occupancy building one directory type sign is permitted per road frontage. (b) Illuminated signs are permitted provided that no signs are flashing and in the Industrial Resource Area (Toko Plains) all illumination of signage is directed downwards. (c) No sign shall exceed the following dimensions: (i) For horizontal signs - the length of the building frontage and a width of 1.2 metres. (ii) In the Industrial Resource Area (Toko Plains) for horizontal signs - the length of the building frontage and a width of 3 metres. (iii) For vertical signs - the height of the building frontage and a width of 1.2 metres. (iv) In the Industrial Resource Area (Toko Plains) for vertical signs - the height of the building frontage and a width of 3 metres. (v) For pole signs - an area of 3m² not exceeding 6 metres in height, with a separation distance of 10 metres between such signs. (vi) In the Industrial Resource Area (Toko Plains) for pole signs - an area of 8m² not exceeding 8 metres in height, with a maximum of 2 per site or 1 per 50 metres of street frontage, whichever is lesser and</i>

			<p><u>with a minimum distance of 10 metres between such signs.</u></p> <p>- (vii) Directory Signs - the height of the building it refers to, with a width of no more than 3 metres.</p> <p>Any activity that exceeds these standards shall be considered as a restricted discretionary activity. Council shall restrict the exercise of its discretion to the effect on amenity values and the effect on the safe and efficient operation of the roading network."</p>
Submission Point 5	<p>RULE IND.4 Performance Standards</p> <p>(4) Servicing and Financial Contributions</p>	<p>"The development of any site and the provision of all network utility services to the boundary of the site is the responsibility of the developer and shall be undertaken in accordance with the relevant provisions of Section 3.7 Subdivision and Section 3.8 Financial and Reserve Contributions."</p>	<p>Amend the rule to read as follows:</p> <p><u>"Unless otherwise agreed in writing by Council, where subdivision and development is implemented within the Industrial Resource Area (Toko Plains) all infrastructure servicing and financial contributions shall be provided for in accordance with the staging plan for the Industrial Resource Area (Toko Plains) and financial contributions are sought at a time when demand is generated on Council infrastructure."</u></p> <p>Also amend Section 3.7 Subdivision and Section 3.8 Financial and Reserve Contributions (Rule FIN.3 WHEN PAYABLE) to reflect the above relief.</p>
Submission Point 6	<p>RULE IND.4 Performance Standards</p> <p>(8) Design Controls</p> <p>And</p>	<p><u>"(i) Recessive colours exterior (within natural tones of grey, green, cool browns) + no light reflectivity value (LRV) of no more than 40%</u></p> <p><u>(ii) Roofing: rooftop material no more than 30% LRV.</u></p> <p><u>(iii) Accessory buildings constructed with similar materials (unless less than 8m in height).</u></p> <p><u>No mirror glazing is permitted"</u></p>	<p>Amend the rule to read as follows:</p> <p><u>"(i) Recessive colours exterior (within natural tones of grey, green, cool browns) + no light reflectivity value (LRV) of no more than 40%</u></p> <p><u>(ii) Roofing: rooftop material no more than 30% LRV.</u></p> <p><u>(iii) Accessory buildings constructed with similar materials (unless less than 8m in height).</u></p> <p><u>No mirror glazing is permitted</u></p> <p><u>(iv) No activities shall result in any light spill onto any adjoining property beyond Industrial Resource</u></p>

			<p><u>Area (Toko Plains) exceeding 10 lux (horizontal and vertical).</u></p> <p><u>"</u></p> <p><u>-</u></p> <p><u>Note: For the purposes of compliance with Rule IND.4 (8) (ii) Design Control (30% LRV for roofing materials):</u></p> <p><u>(i) untreated zinalume is discouraged as a roofing material;</u></p> <p><u>(ii) this rule does not apply to solar panels erected on the roof of Industrial Buildings located within the Industrial Resource Area (Toko Plains), however the intention within the Industrial Resource Area (Toko Plains) is that low reflectivity solar panels are selected in order to minimise glare effects.</u></p> <p>Also amend Section 11.4.2 OTHER ENVIRONMENTAL ISSUES (GLARE) be amended as follow:</p> <p><u>"In the case of glare and illumination controls within the Industrial Resource Area (Toko Plains), the controls under Rule IND.4 (8) Design Control prevail for all development within the Industrial Resource Area (Toko Plains)."</u></p>
Section 3.9. NATURAL HAZARDS			
<p>Submission Point 7</p>	<p>RULE NHZ.2</p> <p>ACTIVITIES LOCATED WITHIN AREA IDENTIFIED AS HAZARD PRONE</p> <p>(1) Landfills, waste disposal, or the storage or use of commercial quantities of</p>	<p><i>"Landfills, waste disposal, or the storage or use of commercial quantities of hazardous goods or substances are non-complying activities in any area identified as being a natural hazard site where the site is not protected from the natural hazard by floodbanks or erosion protection."</i></p>	<p>Amend the rule to read as follows:</p> <p>"1. LANDFILLS, WASTE DISPOSAL, OR THE STORAGE OR USE OF COMMERCIAL QUANTITIES OF HAZARDOUS GOODS OR SUBSTANCES</p> <p><i>Landfills, waste disposal, or the storage or use of commercial quantities of hazardous goods or substances are non-complying activities in any area identified as</i></p>

	hazardous goods or substances.		<p><i>being a natural hazard site where the site is not protected from the natural hazard by floodbanks or erosion protection. <u>For the purposes of this rule, where hazard mitigation responses have been implemented on sites located within the Industrial Resource Area (Toko Plains) and implemented in accordance with an approved Stormwater Management Structure Plan approved in accordance with Rule SUB.4.A.3 and where stored in accordance with Hazardous Substances and New Organisms (HSNO) Act, the storage of commercial quantities of hazardous substances is a permitted activity.</u></i></p>
Submission Point 8	<p>Rule TRAN.6 PARKING (ii)(b)</p> <p>And</p> <p>TRAN.7 Vegetation (i)</p>	<p><i>“(b) Stormwater originating from parking areas shall be adequately disposed of within the confines of the site.”</i></p> <p><i>“(l) Road Reserve Vegetation – no vegetation shall be planted on a road reserve or on a property that allows it to overhang the legal roadside boundary.”</i></p>	<p>Amend the rule to read as follows:</p> <p><i>“(b) Stormwater originating from parking areas shall be adequately disposed of within the confines of the site <u>with the exception of the Industrial Resource Area (Toko Plains), where all stormwater will be managed accordance with an approved Stormwater Management Structure Plan approved in accordance with Rule SUB.4.A.3.</u>”</i></p> <p>Amend the rule to read as follows:</p> <p><i>“(l) Road Reserve Vegetation – no vegetation shall be planted on a road reserve or on a property that allows it to overhang the legal roadside boundary, <u>with the exception of the Industrial Resource Area (Toko Plains), where landscaping located within the road reserve approved under SUB.4.D.1 is exempt from this rule.</u>”</i></p>



Federated Farmers of New Zealand

Submission to Clutha District Council on Plan Change 41A

25 February 2019

0800
327
646 | FED
FARM
.ORG.NZ

Submission to Clutha District Council on Plan Change 41A

To: Clutha District Council

Name of submitter: Federated Farmers of New Zealand

Contact person: Caroline Ryder
Senior Policy Advisor
E: cryder@fedfarm.org.nz
M: 0274 755 615

Address for service: PO Box 5242
Dunedin 9054

This is a submission to Clutha District Council on Plan Change 41A

I could not gain an advantage in trade competition through this submission.

The specific provisions of the proposal that my submission relates to and the decisions we seek from Council are as detailed on the following pages.

We wish to be heard in support of our submission.

Federated Farmers reserves an interest in the entire Plan Change.

Section 1: General Submissions

1.1 Introduction

1.2 Federated Farmers welcomes the opportunity to comment on Clutha District Council's Plan Change 41A.

1.3 Federated Farmers of New Zealand is a primary sector organisation that represents farmers, farming, rural businesses and rural communities. Federated Farmers has a long and proud history of representing the needs and interests of New Zealand farmers.

1.4 The Federation aims to add value to its members' farming business. Our key strategic outcomes include the need for New Zealand to provide an economic and social environment within which:

- Our members may operate their business in a fair and flexible commercial environment;
- Our members' families and their staff have access to services essential to the needs of the rural community; and
- Our members adopt responsible management and environmental practices

2.1 General Concerns

2.2 Federated Farmers has some high level concerns it wants to draw to Council's attention. Our concerns are that a number of factors have not been fully considered or repercussions fully contemplated.

2.3 We acknowledge that there is a lack of industrial land in Otago, but there is also a lack of high quality farmland.

2.4 Primary production activities are reasonably significant direct and indirect contributors to the economic, social and cultural well-being of the Clutha District.

2.5 Primary production also contributes significantly to the economic sustainability and continued viability of many of the wider District's rural areas and townships, and to the maintenance of the landscapes and values of the District.

2.6 Federated Farmers believes that when undertaking any plan change, it is essential that Council take into account and balances the economic, social, cultural and environmental considerations of any particular policy or provision. While clear and necessary regulation is critical, Federated Farmers also considers important that Council considers the implications for those working under that regulation.

Effects on neighbouring properties

- 3.1 The proposed plan change lacks detail on how reverse sensitivity effects from industrial activities will be managed. Neighbouring properties may experience adverse effects from noise, air pollution, dust, odour or increased vehicle movements.
- 3.2 Milton frequently exceeds national air quality standards. Council needs to be mindful of not worsening Milton's already poor air quality by encouraging industrial activity in the area. The plan change, and any future industrial activity, needs to be consistent with the Otago Air Plan.
- 3.3 In addition, industrial activities could impact water quality through surface runoff or leaching contaminants into groundwater. Rules need to be set in place to avoid water contamination occurring. Council also needs to be mindful of not impacting neighbouring properties under the Otago Air Plan and Otago Water Plan.

Decisions sought:

The proposed plan change includes rules to avoid, remedy or mitigate any adverse effects on neighbouring properties.

Include rules or limit activities that may adversely affect water quality.

Adopt a no-complaint covenant on the Industrial area with respect to rural activities.

Lack of definitions

- 3.4 There are no definitions of 'industrial activity' or details about what is permitted in the industrial zone. This creates considerable uncertainty for neighbours when such activities are not compatible with existing uses. For example, would a crematorium be permitted within the industrial zone?
- 3.5 Some industry is incompatible with organic farming systems. Our members seek a level of certainty to ensure the proposed industrial zone will be restricted to light industrial where discharges are contained within the property boundary.

Decision sought:

Definitions are included for the industrial zone and industrial activities in the Plan.

The Plan sets out a range of industrial activities that are permitted within the subject area, which sets out which activities are also not contemplated in the zone.

Submission on Publicly Notified Proposal for Change to Plan

Clause 6 of Schedule 1, Resource Management Act 1991

To: CLUTHA DISTRICT COUNCIL

Name of Submitter: Bernard James Flannery Christine Ann Flannery. (full name)

This is a submission on the following proposed change to the Clutha District Plan:

Plan Change 41A - Milton Re-zoning

I could / could not* gain an advantage in trade competition through this submission. (*Select one)

I am / am not* directly affected by an effect of the subject matter of the submission that - (a) adversely affects the environment; and (b) does not relate to trade competition or the effects of trade competition.

*Delete entire paragraph if you could not gain an advantage in trade competition through this submission. #Select one

vibration - Increased heavy traffic volumes.

The specific provisions of the proposal that my submission relates to are [give details]:

Amenity values of our property will possibly go down in value. will not remain a rural settlement environment.

will impact on rural views and wide open outlook spaces

unknown & uncontrollable activities once it has been rezoned

Noise & lighting levels of industrial will far exceed what we have at present

The worry of it being on a flood plain catchment area

A waste of good pastoral farmland.

My submission is: Air quality pollution in an already poor air quality area.

[include - Height - Building height restrictions

- Whether you support or oppose the specific provisions or wish to have them amended; and
Reasons for your views.

We oppose the proposed plan change unless

the following expected problems are

mitigated to our satisfaction

Conditions required to mitigate serious effect on the existing residents of the proposed plan change.

Height

Along with the retention of the recession plane in Rule URD4(2) the building height restriction of 9 metres should be extended to 200 metres from the boundary of any existing residential property.

Pollution

Considering that the Tokomairiro Plain already exceeds the National Environmental Standard for PM₁₀ approximately 40 days each year it is vitally important that there is no pollution from any industry established in the area. To prevent this no solid fuel burning can be permitted from industrial sources in the proposed area.

Noise

Existing residential areas should not be exposed to any increase in noise levels from any development. To prevent this restrictions must be placed on noise levels. Noise on any neighbouring boundary must not exceed 45Db between 7:00 pm and 7:00 am and 55Db between 7:00 am and 7:00 pm.

Drainage

The Tokomairiro river has restricted flow between Tokoiti and Toko Mouth, which causes frequent flooding of the lower Tokomairiro plain. Industrial areas have large areas of buildings and hard surface areas which cause rapid run-off during heavy rain. Because of this it will be necessary for ponding areas to be developed to mitigate this effect.

Visual.

Buffer Zones to screen the visual effects of Industrial developments.

Vibration

An increase in vehicle movements will have a detrimental effect on existing residents. Construction activity and continued heavy vehicle movements need to be limited to the hours of 7:00am to 7:00pm.

Lighting

Between the hours of 7:00pm and 7:00am no direct lighting should be visible from any residential area.

I seek the following decision from the local authority:
[give precise details]

I wish / ~~do not~~ wish to be heard in support of my submission. *[select one]*

If others make a similar submission, I will consider presenting a joint case with them at a hearing.
[delete if you would not consider presenting a joint case]

B. Flannery

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

25/2/2019

.....
Date
(A signature is not required if you make your submission electronically)

Address for service of submitter: *345 waihola Highway*

Telephone: *034177064*

Fax/email: *bjflans@gmail.com*

Contact person: *[name and designation, if applicable]*

Bernard Flannery

RECEIVED
26 FEB 2019
MILTON SERVICE CENTRE
CLUTHA DISTRICT COUNCIL

Scanned to Helpdesk Morgan R
Milton Service Centre
Form 5
Initials *gm* Date 26/02/19

Submission on Publicly Notified Proposal for Change to Plan
Clause 6 of Schedule 1, Resource Management Act 1991

ID 217083
M. Ramsay

To: CLUTHA DISTRICT COUNCIL

Name of Submitter: Larry Frost
(full name)

This is a submission on the following proposed change to the Clutha District Plan:

Plan Change 41A – Milton Re-zoning

I ~~could~~ / could not* gain an advantage in trade competition through this submission.
(*Select one)

*I am / am not # directly affected by an effect of the subject matter of the submission that
(a) adversely affects the environment; and
(b) does not relate to trade competition or the effects of trade competition.

*Delete entire paragraph if you could not gain an advantage in trade competition through this submission.
#Select one

The specific provisions of the proposal that my submission relates to are [give details]:

The changing or rezoning of the Tokomairiro sports grounds and paddocks behind ^{them} in new planning map 435 from Rural resource to industrial resource.

My submission is:

[include –

- Whether you support or oppose the specific provisions or wish to have them amended; and
- Reasons for your views].

I do not want the Tokomairiro sports grounds and paddocks behind to be rezoned to industrial resource. I think these grounds should remain rural resource to be used and developed further into a recreation area for the increasing population at Milton. These developments may include soccer fields, BMX or cycle track, Heritage Park and also for the use of the local Milton Hub to further develop their social gardening

Project: there is now plenty of industrial land available for development
in the Milton area with the industrial parks area north of Milton
without needing our local recreational area being rezoned as Industrial

I seek the following decision from the local authority:
[give precise details]

To leave the Tokomairiro Sportsground and paddocks
behind in new planning map u35 to remain rural resource
zone.

I wish / do not wish to be heard in support of my submission. *[select one]*

If others make a similar submission, I will consider presenting a joint case with them at a hearing.
[delete if you would not consider presenting a joint case]

[Signature]

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

25th February 2019

Date
(A signature is not required if you make your submission electronically)

Address for service of submitter: 66 Tulloch Road, Milton 9292
RD 2.

Telephone: 034174764 / 027 2737156

Fax/email:

Contact person: *[name and designation, if applicable]*

ID 516610

Leonie Mullions

From: Clutha District Council <help.desk@cluthadc.govt.nz>
Sent: Monday, 25 February 2019 4:36 PM
To: Help Desk
Subject: CDC Website - Milton Plan Change Consultation Form ref: CDC-QF-190225-9QNOH-KPT

CDC Website - Milton Plan Change Consultation Form

Reference: CDC-QF-190225-9QNOH-KPT
Attachment: not attached

Name of submitter:: Peter & Ainslie Kalb

Trade competition advantage?: I could NOT gain an advantage in trade competition through this submission

The effect of the subject matter in my submission:: Adversely affects the environment and does not relate to trade competition or the effects of trade competition.

The specific provisions of the proposal that my submission relates to are?

Water allocation/sustainable river flow
Storm water management/flooding
Noise/vibration/air pollution
Visual pollution (height of containers & buildings)
Additional water treatment plant
Potential traffic volume from site

My submission is:

Please note that we only found out about this plan change through word of mouth from neighbor to neighbor and consequently had half a day to prepare this submission. We are disappointed that we were not notified by the CDC prior to this. Our apologies for the hurried submission.

Water allocation: we are concerned that there is insufficient water available for the need of the industrial estate: the 45ha allocated for wet industry is probably unsustainable given current river flow rates (especially at low flow periods).

Storm water management: more concrete=more run-off and more flooding. Holding the storm water for release until the flood levels decline will prolong the flood event. Investigate alternative options for dealing with storm water run off.

Heliports/shunting lines/dust pollution adversely affect our quality of life through noise, vibration and air pollution. Restriction of activities to certain parts of the day (8am-5pm) and none overnight, with regular compliance monitoring of noise/dust/vibration.

Visual pollution: There is no specified max. height for containers and the max. height of 25m for wet industry is too high. It will take 20-30years for the planned trees to be effective screens for any development.

We are also concerned that an additional water treatment plant may be built along side the existing one on North Branch Road. The planned screening of this facility is bit of a local joke - totally ineffective!

The estimated peak traffic volumes from the industrial site will double the existing peak traffic rates., increasing congestion and slowing traffic. Why is rail not being utilised more effectively?

Thank you for the opportunity to comment on this proposal.

I seek the following decision from the local authority:

Make suitable amendments to the plan to take the above points into account:
Industrial area be limited to Dry Industry only
Maximum height for any building be limited to 10m
Look at options to improve rail transport and reduce road use
Ensure adequate compliance monitoring of noise/vibration/dust pollution
Reduce water allocation requirement by eliminating Wet Industry from the industrial site

Do you wish to be heard in support of your submission?: No I do not wish to be heard in support of my submission.

Joint submission option:: If others make a similar submission, I will consider presenting a joint case with them at a hearing.

Address for service of submitter:

241 North Branch Road
RD 1
Milton

Telephone: 03 4177157 or 027 4861003

Email and/or Fax

ainslie@unifone.net.nz

Contact Person:: not supplied

ID 216611

Leonie Mullions

From: Clutha District Council <help.desk@cluthadc.govt.nz>
Sent: Monday, 25 February 2019 5:56 PM
To: Help Desk
Subject: CDC Website - Milton Plan Change Consultation Form ref: CDC-QF-190225-AGE98-X0Y

CDC Website - Milton Plan Change Consultation Form

Reference: CDC-QF-190225-AGE98-X0Y
Attachment: not attached

Name of submitter:: Anna McElrea

Trade competition advantage?: I could NOT gain an advantage in trade competition through this submission

The effect of the subject matter in my submission:: Adversely affects the environment and does not relate to trade competition or the effects of trade competition.

The specific provisions of the proposal that my submission relates to are?

Stormwater management
Watertake

My submission is:

I believe my family (including Kath and Rob McElrea, John and Barb McElrea, Gary and Lisa McElrea and Richard and Niamh McElrea) were given inadequate notice of the plan change given the level of impacts on both the farming operations and their homes.

As a benefactor of the Trust for our family farm - Lisnatunny Farm- I also have an interest in the plan change.

My primary concern is the impact of the significant change of the hydrology of the 330ha site on the functioning of Gorge Creek and the 1A Tokomairo Floodplain during flood events. I don't think there has been sufficient work done to ensure the development doesn't increase the depth or duration during peak flow events. Additionally it appears that there will be a significant daily increase in the flow of ditch 9 which I understand hasn't been discussed with my cousin Gary, whose property it runs through upon leaving the structure plan area. I'm also concerned about the risk of pollutants entering waterways. The three waters notes further modelling is required to ensure stormwater components will be adequate to ensure no adverse impact on the catchment.

Secondary concerns include:

- the proposed watertake is extraordinarily high and there doesn't appear to be any assessment of the impact of this on the river. There also appears to be little in the way of planning to capture and reuse rain water on the site which is puzzling given the apparent opportunity provided by the roof surface area of proposed developments. I have observed a dramatic increase in vehicles per day going past our houses as a result of sludge issues associated with the new treatment plant. These vehicles all travel too fast given the blind nature of the bridge when driving towards the main road. I can only assume this will worsen given the proposals require to extend the plant. While outside of the matters that can be addressed in the plan change, council must make this a 30km/hr zone given it is the entrance to houses and stockyards. Furthermore, I would expect consultation in relation to any developments of the treatment station. The agreed amenity planting to soften the impact of the new plant has been totally ineffective - largely due to poor species selection and maintenance. I also read reference to the requirement for new larger pipes with no details on the impact of these on our farm. Furthermore I note my disappointment that the entire development is based on the premise that workers will live outside of Milton. I would have thought local employment and the social and economic impacts thus brought would be a critical factor in the council supporting this rezoning.
- a lack of acoustic assessment - the proposed nature of activities adjoining the lifestyle blocks appear to noise and light (at night time) generating activities. Location of activities and proposed screening using mounding and planting haven't taken this into account.
- the visual impact from the finch road and north branch road past the railway line catchment haven't been sufficiently addressed. Screening should extend down the railway line. The impact on the rural outlook from our houses will be significantly given the bulk and height of the proposed development.

I seek the following decision from the local authority:

I seek further evidence that the proposal will not adversely affect the hydrology of the catchment which encompasses our farm and family homes.

I seek conditions that require further screening to mitigate the impact of such significant industrial buildings on our rural outlook.

I seek engagement on behalf of my family in relation to changes in ditches running through our farm and the development of the new water treatment plant and pipes to meet the water requirements of the proposal.

Do you wish to be heard in support of your submission?: Yes I wish to be heard in support of my submission.

Joint submission option:: If others make a similar submission, I will consider presenting a joint case with them at a hearing.

Address for service of submitter:

19 Melba St, Beach Haven, Auckland 0626

Telephone: 021726617

Email and/or Fax

mcelreaanna@gmail.com

Contact Person:: Anna

10 516 519

Leonie Mullions

From: Clutha District Council <help.desk@cluthadc.govt.nz>
Sent: Monday, 25 February 2019 1:34 PM
To: Help Desk
Subject: CDC Website - Milton Plan Change Consultation Form ref: CDC-QF-190225-7XRWD-161

CDC Website - Milton Plan Change Consultation Form

Reference: CDC-QF-190225-7XRWD-161

Attachment: not attached

Name of submitter:: Barbara McElrea

Trade competition advantage?: I could NOT gain an advantage in trade competition through this submission

The effect of the subject matter in my submission:: Adversely affects the environment and does not relate to trade competition or the effects of trade competition.

The specific provisions of the proposal that my submission relates to are?

The landscape would change from a productive attractive farming region to an unsightly displeasing countryside. The realities of the noise/visual pollution would not be a healthy environment for my husband and myself and future generations.

This new amendments would change the popularity of our lovely agreeably north branch community to an an unsightly domain.

My submission is:

There must be different places that wont affect people, farming than here at our north branch idyllic home land.

I seek the following decision from the local authority:

I would like the council to consider other options of land that doesn't affect people's love of their home and surrounds. Would like to have been notified of these changes earlier.

Do you wish to be heard in support of your submission?: Yes I wish to be heard in support of my submission.

Joint submission option:: If others make a similar submission, I will consider presenting a joint case with them at a hearing.

Address for service of submitter:

73 North Branch Rd,
Milton

Telephone: 034178711

Email and/or Fax

melreaj@xtra.co.nz

Contact Person:: Barbara McElrea

10216559

Leonie Mullions

From: Clutha District Council <help.desk@cluthadc.govt.nz>
Sent: Monday, 25 February 2019 3:49 PM
To: Help Desk
Subject: CDC Website - Milton Plan Change Consultation Form ref: CDC-QF-190225-980L1-3X0

CDC Website - Milton Plan Change Consultation Form

Reference: CDC-QF-190225-980L1-3X0
Attachment: not attached

Name of submitter:: Gary and Lisa McElrea

Trade competition advantage?: I could NOT gain an advantage in trade competition through this submission

The effect of the subject matter in my submission:: Adversely affects the environment and does not relate to trade competition or the effects of trade competition.

The specific provisions of the proposal that my submission relates to are?

The negative impact the increased flow of the G9 drain will have on my deer farming operation.
The negative visual impact/pollution 25 metre industrial buildings will have on the rural landscape.
The negative impact of noise/traffic/light pollution from the industrial site itself.

My submission is:

We strongly oppose the Milton Industrial Structure Plan. The propose Plan Change 41A will have a negative impact on our farming operation.

We believe we should have been personally notified because of the proximity of the development and the likely impacts on our property. Because we were not personally notified we have had limited time to assess the application. Please also note we were not made aware of the initial plan change that went through in 2017, from Rural to Industrial zoning.

Our major concern is related to stormwater as the report confirms the development will result in a major change to the hydrology of the site. Within the plan it states on average 85% of the site will be impermeable according to modelling. Of major impact to our farming operation is the diverting of drain G1 and G11 into the G9 drain significantly increasing daily flows which run directly through our property and farming operation changing the water flow from 2m³/sec to 17m³/sec.

The drain G9 runs through 6 deer fenced paddocks within our property which effects 4 culvert crossings. Therefore this will have a major negative impact on our farming business with the proposed increase in water flow.

This increased flow increases the risk of pollutants entering waterways on our property.

Historically the G9 drain to date has had minimal to zero maintenance over the 80 plus years in which our family have owned this property. The G9 open drain at present can not sustain a flooding event of which we would average 3 per year. In a flooding event deer fences and culverts are damaged and require constant maintenance by ourselves.

We definitely need further hydraulic evidence that components namely detentions basins and culverts will be designed to accommodate high flow events and allow gradual release after peak flows not causing any subsequent damage to our property and in a way that won't extend duration of flooding in area 1A Tomorrow River Flood Plain. These flooding events not only impact farming operations but also egress to residential homes.

We are also concerned about the proposed large format industrial resource area with building height limits of 25 metres. Buildings of 25 metre would have a negative visual impact in this rural community with numerous houses and homes in this area. People who live in rural areas do not wish to see large industrial type buildings on their doorsteps. The plan suggests buildings will have significant roof surface area but no proposal to provide for rain water capture and reuse to reduce the water take requirement have been proposed.

It appears the plan does not address the issues of visual/ noise / and associated night time lighting impacts. We have concerns over the nature and scale of activities in stage 1 that adjoins the lifestyle housing area along North Branch Road. There would also be a significant visual impact from Finch Road which has not been addressed.

We are concerned about the traffic generation that will result on North Branch Road from any water treatment upgrades and the negative impact of any new pipelines on our farming operation. We require more detailed information concerning any water treatment plant upgrades. The new plant has already had a significant increase in vehicle movements per day on North Branch Road to date.

I seek the following decision from the local authority:

That the local authority do not allow the Plan Change 41A - Milton Industrial Structure Plan to be approved or go ahead.

As neighbouring landowners we need to be kept fully informed on future developments pertaining to Plan Change 41A.

We require the local authority to directly contact us by telephone on either 417 4143 or 027 685 8898.

We would seek mitigation relating to stormwater and flooding events and their subsequent impacts on our property.

Also mitigation in relation to any alterations to drain G9 to fences/lanes/gates and culverts and any other structures on our farming property effected by the significant increase in water flow.

We would seek extension of screen planting along the whole railway line to mitigate visual/noise and night time light impacts.

Do you wish to be heard in support of your submission?: Yes I wish to be heard in support of my submission.

Joint submission option:: not supplied

Address for service of submitter:

346 Union Street

Telephone: +6434174143 027 685 8898 - Gary

Email and/or Fax

themcelreas@xtra.co.nz

Contact Person:: Gary and Lisa McElrea - Landowners



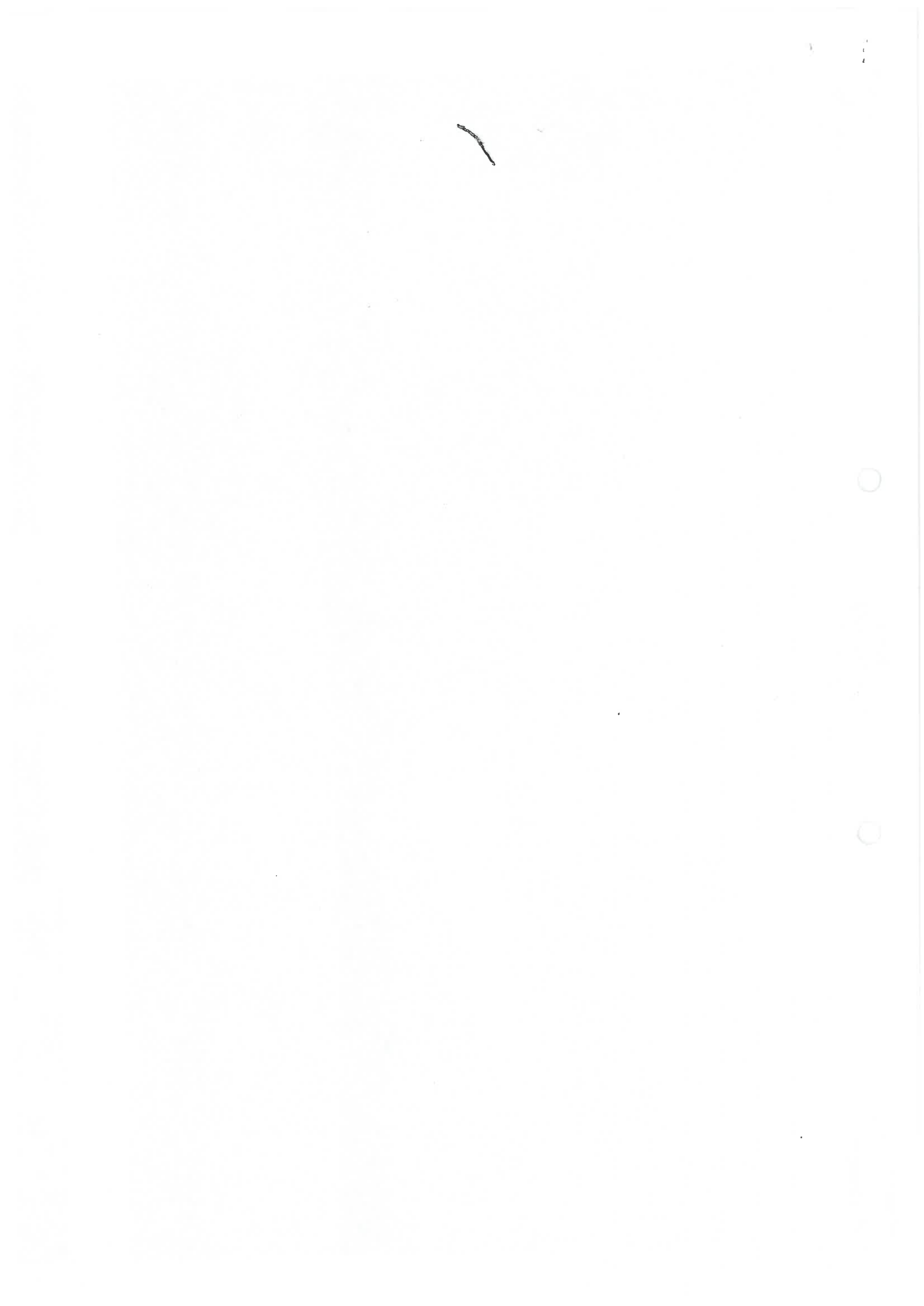
No Service

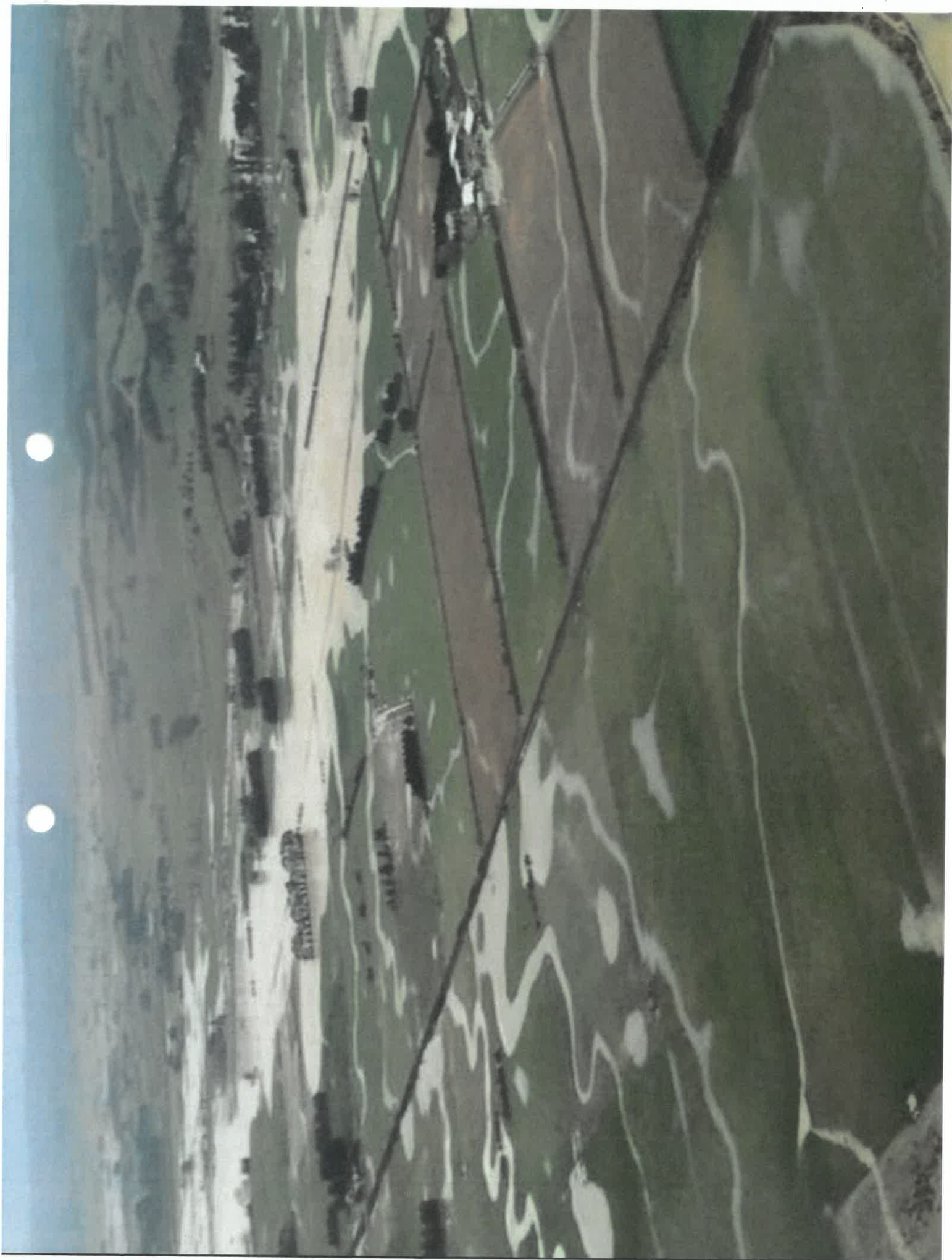
Moments

4:14 PM
22 July 2017
10:35 AM

38%







No Service

< Moments

4:05 PM

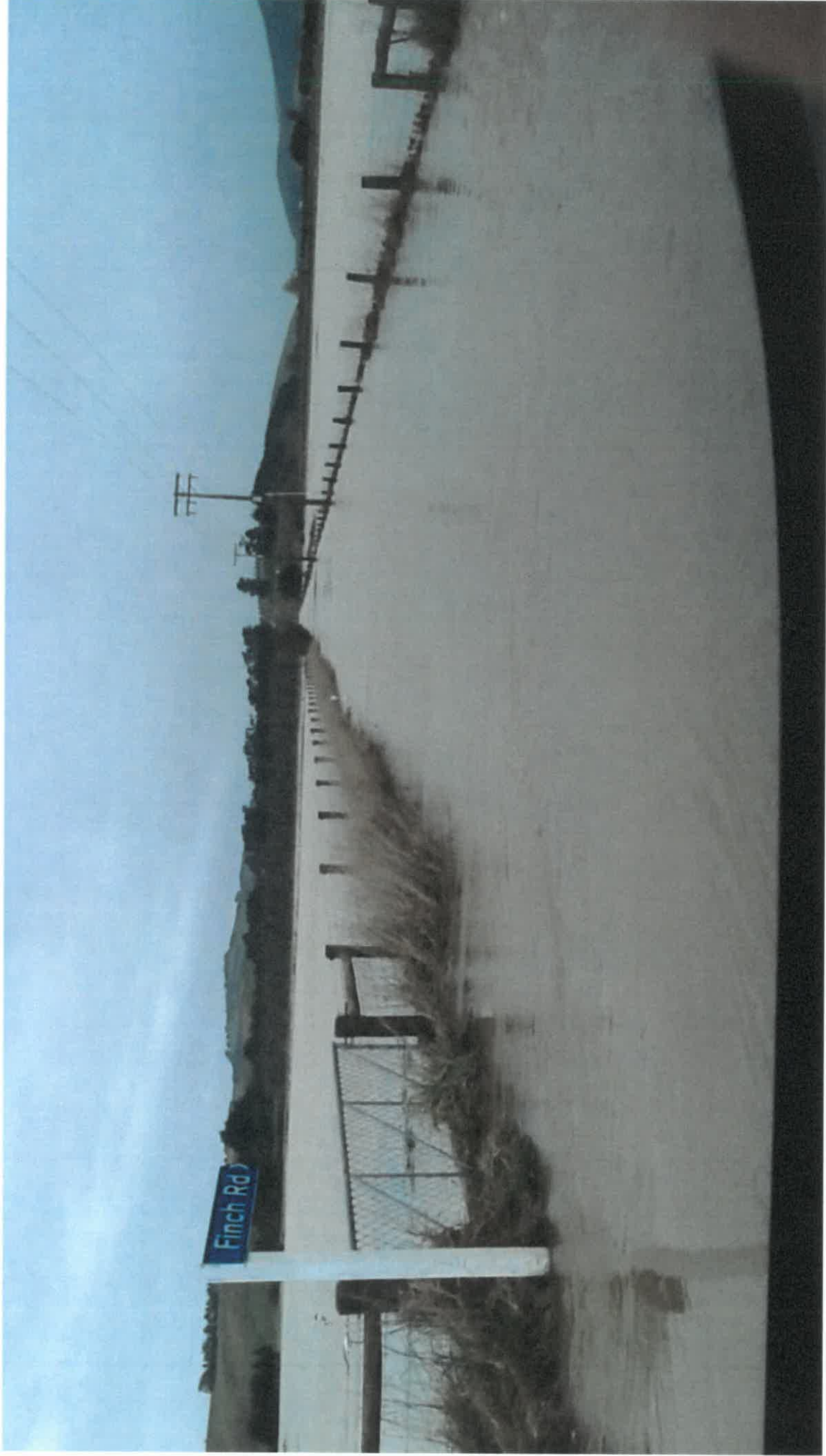
22 July 2017

10:37 AM

38%



Edit



No Service

Moments

4:09 PM

22 July 2017

10:37 AM

38%



No Service

Moments

4:08 PM

22 July 2017

10:37 AM

38%



Edit



112-216543

Leonie Mullions

From: Clutha District Council <help.desk@cluthadc.govt.nz>
Sent: Monday, 25 February 2019 3:11 PM
To: Help Desk
Subject: CDC Website - Milton Plan Change Consultation Form ref: CDC-QF-190225-8ZX3D-WJB

CDC Website - Milton Plan Change Consultation Form

Reference: CDC-QF-190225-8ZX3D-WJB
Attachment: not attached

Name of submitter:: John McElrea

Trade competition advantage?: I could NOT gain an advantage in trade competition through this submission

The effect of the subject matter in my submission:: Adversely affects the environment and does not relate to trade competition or the effects of trade competition.

The specific provisions of the proposal that my submission relates to are?
Having farmed on north branch Rd all my life I would have liked to be better formed of these new developments.

My submission is:
The Milton town water supply already creates a lot of traffic. With the extra water supply needed it can only increase the traffic and the dust is a nuisance.

I seek the following decision from the local authority:
I would like to see the many culverts in the main ditch upgraded to take the extra flo off to the gorge creek.

Do you wish to be heard in support of your submission?: Yes I wish to be heard in support of my submission.

Joint submission option:: If others make a similar submission, I will consider presenting a joint case with them at a hearing.

Address for service of submitter:
73 4North Branch Rd,
Milton

Telephone: 034178711

Email and/or Fax
mcelreaj@xtra

Contact Person:: John McElrea

From: Clutha District Council <help.desk@cluthadc.govt.nz>
Sent: Monday, 25 February 2019 11:57 AM
To: Help Desk
Subject: CDC Website - Milton Plan Change Consultation Form ref: CDC-QF-190225-6W07K-YPU

CDC Website - Milton Plan Change Consultation Form

Reference: CDC-QF-190225-6W07K-YPU
Attachment: not attached

Name of submitter:: Rob and Kath mcelrea

Trade competition advantage?: I could NOT gain an advantage in trade competition through this submission

The effect of the subject matter in my submission:: Adversely affects the environment and does not relate to trade competition or the effects of trade competition.

The specific provisions of the proposal that my submission relates to are?

- 1 benefits to milton
- 2 storm water and drainage
- 3 traffic on north branch road
- 4 concerns regarding to scale and nature of activities

My submission is:

Firstly we would like to say that Calder and Stewart are wonderful supporters of milton and we don't object to development.

1 milton needs residential land so it can benefit from the industrial development. As a condition of the permit Calder and Stewart could release land within the town boundary

2. Stormwater and drainage changes may affect our farming operation and access and egress to residential homes. There is currently poor management ,proactive and reactive ,of ditches by otago regional council . The planned control release of water during a flood event may prolong the drying out time for land and lengthen time of limited access .

3. Traffic generated on north branch road. already the new water treatment plant has created a significant impact in traffic movements per day past our home How will this be mitigated and safety concerns addressed relating to speed over the blind bridge if the treatment station is upgraded. We would like a 30 km/hr zone from the old treatment station to our driveway

4. We have concerns regarding the impacts associated with the scale and nature of activities in stage 1 that adjoins life style blocks on north branch road. Possible meat work and dairy factory . There is no visual screening planned from finch road. We are concerned about the higher water take from the river and the ecological impact .

I seek the following decision from the local authority:

We would like improved communication

The scale of this development is so large we are amazed that more affected people were not personally consulted I would have expected to see a large visual public notice board on the proposed site

Do you wish to be heard in support of your submission?: Yes I wish to be heard in support of my submission.

Joint submission option:: If others make a similar submission, I will consider presenting a joint case with them at a hearing.

Address for service of submitter:

163. north branch road
Milton

Telephone: 03 417 7368

Email and/or Fax
kathmcelrea@gmail.com

Contact Person:: Kath McElrea

Leonie Mullions

From: Clutha District Council <help.desk@cluthadc.govt.nz>
Sent: Monday, 25 February 2019 1:59 PM
To: Help Desk
Subject: CDC Website - Milton Plan Change Consultation Form ref: CDC-QF-190225-835JC-165G

CDC Website - Milton Plan Change Consultation Form

Reference: CDC-QF-190225-835JC-165G

Attachment: not attached

Name of submitter:: Ian and Wendy Ritchie

Trade competition advantage?: I could NOT gain an advantage in trade competition through this submission

The effect of the subject matter in my submission:: Does NOT adversely affect the environment and does not relate to trade competition or the effects of trade competition.

The specific provisions of the proposal that my submission relates to are?

Being neighbours we are concerned about the noise pollution, increase in traffic, increase in trains and safety of the railway crossing on North Branch road. Also the visual changes i.e the buildings will get put up quicker than the tree plantings can grow tall enough to screen them. What is this going to do to the value of our property? Also concerned that changes to plans are possible once the Plan Change has been granted as having dealt first hand in selling land to a large corporate business. The initial plans given to Council and shown to neighbours were a lot different to the end result.

My submission is:

I feel what is now a lovely rural setting is going to be changed into a noisy, unsightly, busy industrial area which will not be very pleasant to live next door to, especially while construction is underway.

I seek the following decision from the local authority:

A lot of information, consultation etc with local landowners before any decision is made.

Do you wish to be heard in support of your submission?: Yes I wish to be heard in support of my submission.

Joint submission option:: If others make a similar submission, I will consider presenting a joint case with them at a hearing.

Address for service of submitter:

44 North Branch Road, Milton

Telephone: 0272849120

Email and/or Fax

ianwendyr@hotmail.com

Contact Person:: Wendy Ritchie. neighbouring land owner

Leonie Mullions

LD 216386

From: Richard McElrea <richardmcelrea@googlemail.com>
Sent: Monday, 25 February 2019 4:37 PM
To: Help Desk
Subject: CDC-QF-1902244-BLBA5-UUX
Attachments: flood1.jpg; flood2.jpg; flood3.jpg; flood4.jpg

Please add this to my current Submission.

Further Hydraulic evidence is needed, detention basins, culverts etc is needed to accomodate high flow events and allow gradual release after peak flows in a way the won't extend duration of flooding in area 1a tomorrow river floodplain. This also relates to everyone as flooding events not only impact farming operations but also access and egress to your residential homes.

I would like to reiterate the poor maintenance from the ORC of these drain both proactive and reactive to these drains after flooding events.

I note the use to rainwater capture and use at Revolution Hills but make no reference to this other than for firefighting purposes. The buildings have significant roof surface area and proposal should provide for rain water capture and reuse to reduce the water take requirement.

I think the water use is concerning – it is very high and going to mean a new consent for a higher water take for all of Milton plus the development is required (and that is assuming no future residential growth either as a result of this development or other developments). I'd be interested in some sort of ecological impact assessment of this on the river rather than just reference to ORC saying it should be fine. Added to this is also the need for a new membrane filtration water treatment plant and larger pipelines to the tank and then to the development site. What are these requirements. The new plant has already had a significant impact in vehicle movements per day past our house. Considering a very blind bridge, how will this be mitigated?

I have concerns over the visual impacts along north branch road from the activities along stage 1. Visual impacts will be significant and I would like the extension of screen planting whole way along the rail way line.

I haven't been able to find anything relating to noise impacts and visual impacts associated with lighting at night time. I think both will be significant.

I am very proactive of this for Milton but we get one shot on our views. I would be pushing for more of the workers to be housed in Milton, so rates can go back into the town as well.

I do find it strange that direct neighbors weren't notified about this directly. I have spoken to a lot of people who have had no idea that it was happening. I realise legally that this is not needed but out of courtesy i feel this should of been done.

I have attached some photos of flooding during the November 20/11/2018 flood out of interest.

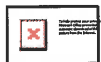
Flood 1 is up North branch rd towards the water works.

Flood 2 is from the corner of north branch road and finch road looking towards circle hill

Flood 3 is looking down finch road towards Milton.

Flood 4 is stock caught due to the rising of the gorge creek.

Thanks Richard McElrea



Virus-free. www.avast.com

Leonie Mullions

From: Clutha District Council <help.desk@cluthadc.govt.nz>
Sent: Sunday, 24 February 2019 2:43 PM
To: Help Desk
Subject: CDC Website - Milton Plan Change Consultation Form ref: CDC-QF-190224-8LBA5-UUX

CDC Website - Milton Plan Change Consultation Form

Reference: CDC-QF-190224-8LBA5-UUX

Attachment: not attached

Name of submitter:: Richard M McElrea

Trade competition advantage?: I could NOT gain an advantage in trade competition through this submission

The effect of the subject matter in my submission:: Adversely affects the environment and does not relate to trade competition or the effects of trade competition.

The specific provisions of the proposal that my submission relates to are?

1. Excess water down drain G9 from 2m³ to 17m³
2. Longer flooding of the north branch catchment due to settling ponds.
3. Extra traffic on north branch rd due to the need for extra water from the treatment plant.
4. That the water quality is tested at the railway to check that it is up to standard.

My submission is:

1. Who will look after drain G9 from railway to the gorge creek? At the moment the ORC look after it and this is being done poorly. Due to flooding and not clearing it, culverts are being blown out. With the extra water coming down I feel that Calder Stewart should have to maintain this drain to an adequate standard.
2. Is the flooding going to continue longer during release of settling ponds or are they released slowly once flooding has subsided.
3. With the extra demand for water there will be extra traffic up north branch rd. The one way bridge on north branch rd is blind both ways and I live on the south east side, with yards on the north east side. This road is a 100 km/hr and extra traffic will make it more dangerous. I would like a 30 km/hr area over this bridge for safety if more traffic is on the road.

I seek the following decision from the local authority:

1. Who is going to look after the maintenance of drain g9?
2. When and who decide on the discharge of the settling ponds
3. Some road safety is thought of near the one way bridge on north branch rd. Especially if more construction is required to the existing water works.
4. That the quality of water is checked coming out of the IRA

Do you wish to be heard in support of your submission?: Yes I wish to be heard in support of my submission.

Joint submission option:: If others make a similar submission, I will consider presenting a joint case with them at a hearing.

Address for service of submitter:

175 North Branch Road
Milton
9291

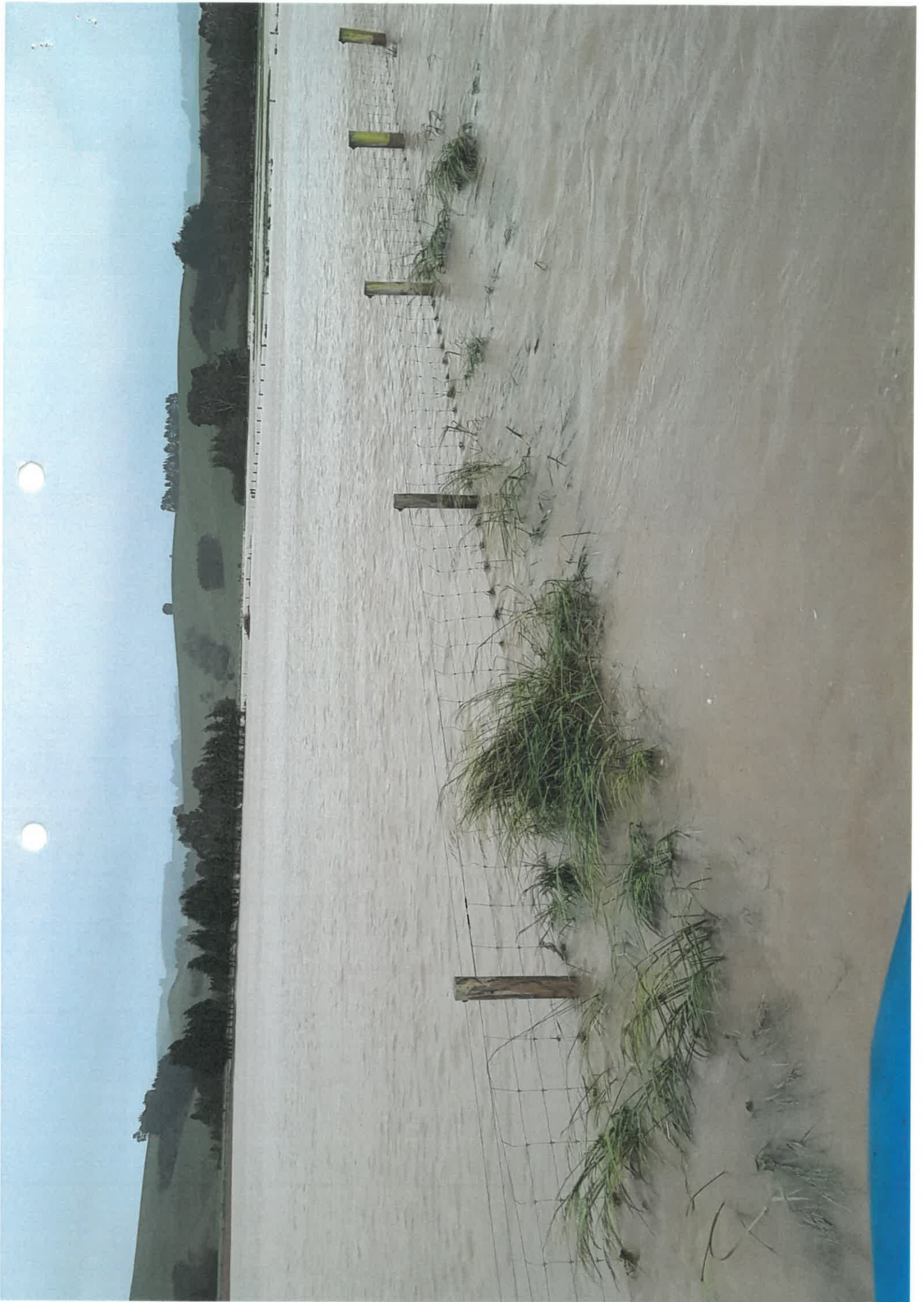
Telephone: 0276309321

Email and/or Fax

richardmcelrea@gmail.com

Contact Person:: Richard McElrea









Scanned to Helpdesk
Milton Service Centre
Initials RL Date 25-2-19

ID. 216560
Morgan R. M. Ramsay

Form 5

FAXED

Submission on Publicly Notified Proposal for Change to Plan
Clause 6 of Schedule 1, Resource Management Act 1991

To: CLUTHA DISTRICT COUNCIL

Name of Submitter: South Otago Heritage Society Inc.
(full name)

This is a submission on the following proposed change to the Clutha District Plan:

Plan Change 41A – Milton Re-zoning

I could / could not* gain an advantage in trade competition through this submission.
(*Select one)

*I am / am not # directly affected by an effect of the subject matter of the submission that –
(a) adversely affects the environment; and
(b) does not relate to trade competition or the effects of trade competition.

*Delete entire paragraph if you could not gain an advantage in trade competition through this submission.
#Select one

The specific provisions of the proposal that my submission relates to are [give details]:

Part section 104 Blk 12 Tomairiro Sub division
also show Grounds and Sports fields

Rezone to Transitional Resource Area

My submission is:
[include –

- Whether you support or oppose the specific provisions or wish to have them amended; and
- Reasons for your views].

Opposition to proposed Plan change

Should remain Recreational Reserve
Plan change 41. Paper has conflicting
plan change intentions parts say Industrial

FAXED

Scanned to Helpdesk
Milton Service Centre
Initials Date

[Faint, illegible text covering the majority of the page]

Others Transitional Resource

This plan change compromises the Amenity Values of Milton, contrary to plan change written intention

I seek the following decision from the local authority:
[give precise details]

That part section 104 BLK 12 Tokomairio SD retain its current status of Recreational Reserve

I wish / ~~do not~~ wish to be heard in support of my submission. [select one]

If others make a similar submission, I will consider presenting a joint case with them at a hearing.
[delete if you would not consider presenting a joint case]



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

25/2/2019

Date
(A signature is not required if you make your submission electronically)

Address for service of submitter: 2 Allison Road, Milton

Telephone: 0274 753 257

Fax/email: gowankbank@unitone.net.nz

Contact person: [name and designation, if applicable]

Barrie Allison - Executive Committee member

RECEIVED
26 FEB 2019
MILTON SERVICE CENTRE

Scanned to Helpdesk Morgan R
Milton Service Centre
Form 5
Initials gm Date 26/02/19

Submission on Publicly Notified Proposal for Change to Plan
Clause 6 of Schedule 1, Resource Management Act 1991

ID 217084
M. Ramsay

To: CLUTHA DISTRICT COUNCIL

Name of Submitter: TOKO Rugby Football Club
(full name)

This is a submission on the following proposed change to the Clutha District Plan:

Plan Change 41A – Milton Re-zoning

I ~~could~~ / could not* gain an advantage in trade competition through this submission.
(*Select one)

*I am / am not # directly affected by an effect of the subject matter of the submission that
(a) ~~adversely affects the environment;~~ and
(b) ~~does not relate to trade competition or the effects of trade competition.~~

*Delete entire paragraph if you could not gain an advantage in trade competition through this submission.
#Select one

The specific provisions of the proposal that my submission relates to are [give details]:

the rezoning of the Tokomairiro sportsground and paddocks behind them in new planning map 425 from Rural Resource to Industrial resource.

My submission is:

[include –

- Whether you support or oppose the specific provisions or wish to have them amended; and
- Reasons for your views].

Our club members do not want the Tokomairiro sports Ground and paddocks behind them to be rezoned industrial resource. We believe the sports grounds should remain Rural resource to be used and developed further into a recreation area for the growing population of Milton. These developments may include BMX or cycle track, soccer fields, Heritage Park and for the use of the local Milton clubs to further develop their

Social Gardening project. there is now plenty of industrial land available for development on the Milton area with the Industrial park area north of Milton without the need to rezone our local recreational area as industrial resource as well.

I seek the following decision from the local authority:
[give precise details]

The decision we seek is for the Tokomairiro sports grounds and paddocks behind in new planning map U35 remain a rural resource zone.

I wish / do not wish to be heard in support of my submission. [select one]

If others make a similar submission, I will consider presenting a joint case with them at a hearing.
[delete if you would not consider presenting a joint case]



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

25.2.19

Date
(A signature is not required if you make your submission electronically)

Address for service of submitter: Po Box 117, Milton

Telephone: 0272737156

Fax/email:

Contact person: [name and designation, if applicable]

Larry Frost committee member

Toko rugby football club.

