

Form 13



Submission on application concerning resource consent that is subject to public notification by Hurunui District Council

Sections 95A Resource Management Act 1991

Please do not hesitate to phone the planning section at the Hurunui District Council (ph 03 314 8816) if you require any assistance.

To: Hurunui District Council

This is a submission on an application from Hanmer Springs Thermal Pools and Spa (the applicant) for a resource consent to install and operate a gravity-based recreation activity (flyride) on the western face of the Conical Hill Reserve at 54 Lucas Lane, Hanmer Springs.

Submitter details

1. Name of Submitter *

Ashleigh Taylor

Please provide your full name

2. For the purposes of Section 308B of the Resource Management Act 1991: *

- I am a trade competitor
- I am not a trade competitor

3. I am or I 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 effects of trade competition

*

- I am affected
- I am not affected

4. The specific parts of the application that my submission relates to are: *

Chapter 8 - transportation, Chapter 14 - heritage, Chapter 15 - Natural hazards

5. My submission is in *

- SUPPORT
- OPPOSITION

*

Include whether you support, oppose or are neutral to specific parts of the application or wish to have them amended and provide reasons for your views. This may be provided on a separate sheet if you need more space.

The proposal does not align with the policies of the Hurunui District Plan in terms of, but not limited to; Chapter 8 – Transportation – “Development that increases traffic can impact levels of service, safety and congestion, and reduce the contribution that the transportation network makes to the economic prosperity of both the district and the wider region by making the network less effective.”

The proposed Flywire venture does not allow for any parking facilities, as would be required of any other business development. This increased traffic volume and pressure on parking on both Conical Hill Road and Acheron Heights will not only disadvantage those who either own or are using the homes there but will most certainly have an impact on levels of service, safety and congestion.

As one example, the FENZ Firefighting operations emergency vehicle access guide recommends a minimum access width of 4m – something that will not be able to be attained with vehicles parked on both sides of these roads for extended periods of time.

<https://fireandemergency.nz/assets/Documents/Business-and-Landlords/Building-and-designing-for-fire-safety/F5-02-GD-Firefighting-operations-emergency-vehicle-access-guide.pdf>

Chapter 14 – Heritage – 14.1 “Heritage resources are considered worthy of protection, not only because of their special values to the current generation, but also because their loss would foreclose opportunities for future generations to appreciate their values.”

If you google ‘Conical Hill, Hanmer Springs’ there are repeated descriptions of the walk as ‘peaceful’, ‘full of birdsong’ and a ‘must do’ when in Hanmer. The Council itself describes the hill as an ‘icon’ of Hanmer Springs on its own website!

“Conical Hill Reserve is one of the best known features in Hanmer Springs”. Conical Hill Reserve is a Hanmer Springs ‘icon’ along with the thermal pools. The summit walk has always been a significant aspect of the Hanmer Springs experience, particularly as a family outing or as a prelude to soaking in the thermal pools. Being a reserve that has been visited for almost a century, the reserve is testimony to the beginning of forestry in New Zealand. All of these factors must be taken into account when considering the standards of maintenance and any development proposals.”

Generations of visitors and residents’ have enjoyed the peace and views on this hill walk and this is part of their heritage. Its importance should not be ignored or dismissed. Allowing this location to be destroyed by a commercial activity is not only not in line with the Councils own District Plan but risks breaching the requirements of the Resource Management Act 6(f) to protect the hill as a heritage resource for the town.

Chapter 15 – Natural Hazards – Para 15.4 seeks to avoid development of land within any Fault Awareness Zones. Hanmer Springs lies in direct proximity to the Alpine Fault and Conical Hill is a significant sized hill at risk of landslide or subsidence in the event of a major earthquake. The proposal seeks to remove an unacceptable number of trees in a relatively small area which will inevitably increase the risk to users and residents below. It is not at all evident that adequate investigation has been carried out to counter or adequately mitigate this argument sufficiently to adhere to the requirements of the Resource Management Act s6(h) regarding significant hazards.

6. I seek the following decision from the consent authority: *

give precise details, including the general nature of any conditions sought

For the plan to be declined, and other existing areas of the town to be improved upon.

6.1 Additional information regarding my submission

If you have any additional information please attach the files here.

7. Do you wish to be heard in support of your submission *

- I do wish to be heard
 I do not wish to be heard

8. If others make a similar submission, I will consider presenting a joint case with them at the hearing. *

- Yes
 No

9. In pursuant to Section 100A of the Resource Management Act 1991: I request / do not request that the council delegate their functions, powers, and duties to hear and decide the application to 1 or more hearings commissioners who are not members of the local authority. *

- I request
- I do not request

11. Contact details for the submitter:

Address for service: *

4 Guardsman Place
Prebbleton

Phone Number: *

+64211253702

Email: *

ashleightaylor317@gmail.com

Date *

05/08/2021

Note to submitter

- By using this electronic form, a copy of the submission will be sent to the address for service of the applicant automatically.
- The closing date for serving submissions on the consent authority is 5pm on the 20th working day after the date on which public notification is given (5th August 2021).
- If you are a trade competitor, your right to make a submission may be limited by the trade competition provisions in [Part 11A](#) of the Resource Management Act 1991.
- If you make a request under [section 100A](#) of the Resource Management Act 1991, you must do so in writing no later than 5 working days after the close of submissions and you may be liable to meet or contribute to the costs of the hearings commissioner or commissioners.
- Please note that your submission (or part of your submission) may be struck out if the authority is satisfied that at least 1 of the following applies to the submission (or part of the submission):
 - it is frivolous or vexatious:
 - it discloses no reasonable or relevant case:
 - it would be an abuse of the hearing process to allow the submission (or the part) to be taken further:
 - it contains offensive language:
 - it is supported only by material that purports to be independent expert evidence, but has been prepared by a person who is not independent or who does not have sufficient specialised knowledge or skill to give expert advice on the matter.