

**In the Environment Court of New Zealand
Christchurch Registry**

**| Te Kōti Taiao o Aotearoa
Ōtautahi Rohe**

ENV-2020-CHC-006

Under the Resource Management Act 1991

And

In the Matter of an appeal under Clause 14 of
Schedule 1 of the Act

Between

**RIVER TERRACE
DEVELOPMENTS LIMITED**

Appellant

And

**CENTRAL OTAGO DISTRICT
COUNCIL**

Respondent

**Notice of Public Health South's
wish to be party to proceedings**

Dated: 13 March 2020

Lane Neave
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To: The Registrar
Environment Court
Christchurch

1. Public Health South wishes to be a party to the following appeal against the Respondent's decision in respect of submissions on Proposed Private Plan Change 13: River Terrace Resource Area to the Central Otago District Plan:
 - (a) *River Terrace Developments Limited v Central Otago District Council* (ENV-2020-CHC-006) (**Appeal**).
2. Public Health South is the public health service of the Southern District Health Board (**SDHB**). Public Health South made a submission (#285) and further submission (#548) about the subject matter of the Appeal.
3. Public Health South also has an interest in the Appeal that is greater than the interest that the general public has because:
 - (a) The SDHB has responsibilities under the New Zealand Public Health and Disability Act 2000 and Health Act 1956 to improve, promote and protect the health of people and communities and, specifically, to promote the reduction of adverse social and environmental effects on the health of people and communities;
 - (b) The SDHB is required, under Crown funding agreements with the Ministry of Health, to ensure matters of public health significance are considered by local authorities, including in plan change processes; and
 - (c) The relief sought in these proceedings has the potential to adversely impact public health outcomes, including enabling residential housing within environments that provide good noise and air quality, healthy acoustic environments and good urban form outcomes
4. Public Health South is not a trade competitor for the purposes of section 308C or 308CA of the Resource Management Act 1991 (**Act**).
5. Public Health South is interested in all of the Appeal.
6. Public Health South is interested in the following particular issues:
 - (a) Health and nuisance effects; and

- (b) Integration with urban form.
7. Public Health South **opposes** the relief sought in the Appeal for the reasons set out in its submission and further submission. Public Health South generally supports the Respondent's decision on Plan Change 13. In particular, Public Health South considers that the relief sought in the Appeal:
- (a) Would result in noise sensitive activities establishing within an area subject to significant adverse noise effects due to the proximity of existing motorsport facilities;
 - (b) Does not include sufficient buffer areas between the proposed residential activities and existing agrichemical application, such that there may be adverse air quality amenity effects on people living close to existing horticultural activities;
 - (c) Does not provide sufficient walking, cycling and public transport connections, such that the proposed development would be poorly integrated with the urban form of Cromwell; and
 - (d) Will not assist the Council in carrying out its functions under the Act, is not the most appropriate way of achieving the objectives of the Central Otago District Plan, is inconsistent with the relevant higher-order planning documents, and does not achieve Part 2 of the Act.
8. Public Health South agrees to participate in mediation or other alternative dispute resolution of the proceedings.

Dated this 13th day of March 2020



Joshua Leckie/Annabel Linterman
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