

FORM 6

**FURTHER SUBMISSION ON NOTIFIED PLAN CHANGE 19 OF THE CENTRAL OTAGO
DISTRICT PLAN**

CLAUSE 6 of Schedule 1, Resource Management Act 1991

To:

The Chief Executive
Central Otago District Council
PO Box 122
Alexandra 9340

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CODC

19/236

Submitter Details:

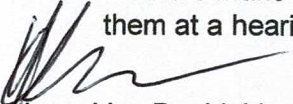
The Van Der Velden Family Trust
Henry Van Der Velden
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100 Kawarau Gorge Road, Cromwell

Specific Submission:

Submission 19/145, Thyme Care Properties Limited

1. This is a further submission on proposed Plan Change 19 (PC19) of the Central Otago District Plan.
2. We are a person/entity who has an interest in the proposal that is greater than the interest of the general public as we are an adjoining landowner as it relates to **Submission 19/145**.
3. We **oppose in part** the submission of **Thyme Care Properties Limited, 19/145** on PC19 for the following reason:
 - 3.1. We own and operate a commercial cherry orchard on Lots 1-5 DP 420009 which encompasses the land adjoining the western and northern boundaries of the submitter's property. The submitter's property is currently that of the Ripponburn Rest Home.
 - 3.2. We have submitted on PC19 to include our land (Lots 1-5 DP 420009) in the Large Lot (Precinct 3) Residential Zone, however the orchard is still to remain in the short to medium term and therefore ongoing consideration of reverse sensitivity effects are of a concern.
 - 3.3. We generally support the provision of a rest-home on the submitter's property and the continued expansion of the rest home subject to consideration of reverse sensitivity effects on the orchard. We have often fielded complaints from existing rest-home residents in relation to genuine horticultural activities but we have to date, been able to address and manage these.
 - 3.4. The submitter seeks to re-zone their land to Medium Density Residential so to allow for development potential. While we support an expansion to the rest-home, we oppose the potential "residential" intensity that could result from a Medium Density Residential Zone, which could introduce a significant amount of additional sensitive receptors over and above that of rest-home residents. We consider that a change in demographics from retirees/rest home residents to that of young families or working professionals would increase the sensitivity on the orchard and impede our ability to operate efficiently.
 - 3.5. If the submitter seeks to utilise the land for activities other than the rest-home, we consider that a Large Lot (Precinct 3) Residential Zone is more appropriate in that the generous allotment sizes for Precinct 3 would afford generous separation distances, and landscaping to mitigate effects on reverse sensitivity.
4. We seek the following decision/relief from the consent authority:
 - 4.1. In the first instance, we seek that **Submission 19/145** to re-zone the land to Medium Density be **refused**.
 - 4.2. In the alternative, re-zone the land to Large Lot (Precinct 3) Residential.
5. We **DO** wish to be heard in support of this submission.

6. If others make a similar submission, we will consider presenting a joint case with them at a hearing.



Henry Van Der Velden on behalf of The Van Der Velden Family Trust

20 December 2022