

007

Resource Management Act 1991

Submission on Notified Proposed Plan Change to

Central Otago District Plan

Clause 6 of Schedule 1, Resource Management Act 1991



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(FORM 5)

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



DETAILS OF SUBMITTER

Name of Submitter: GREG RABBITI / HELEN ABBY

Postal Address: 115 SPRINGVALE ROAD
(Or alternative method of service under [section 352](#) of the Act)

Telephone: 027 535 1657

Email: helenabby@hotmail.com

Contact Person: HELEN ABBY
(Name & designation, if applicable)

This is a submission on proposed Plan Change 23 to the Central Otago District Plan (the proposal).

I ~~am~~ am not* a trade competitor for the purposes of [section 308B](#) of the Resource Management Act 1991 (*select one)

~~We~~ We am/am not (select one) 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 this paragraph if you are not a trade competitor.

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

(Give details, attach on separate page if necessary)

PLS. SEE ATTACHED



OFFICIAL REGIONAL IDENTITY PARTNER

www.centralotagonz.com

This submission is:

(Attach on separate page if necessary) Include:

- whether you support or oppose the specific parts of the application or wish to have them amended; and
- the reasons for your views.

PLEASE SEE ATTACHED

OPPOSE ALL PARTS OF THE APPLICATION

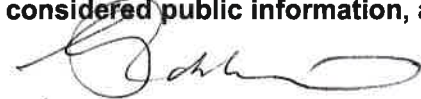
I/We seek the following decision from the consent authority:

(Give precise details, including the general nature of any conditions sought)

REFUSAL OF PLAN CHANGE

- I ~~support~~ / oppose the application OR neither support nor oppose (select one)
- I wish / ~~do not wish~~ to be heard in support of this submission (select one)
- We will consider presenting a joint case if others make a similar submission
Delete this paragraph if not applicable.

In lodging this submission, I understand that my submission, including contact details, are considered public information, and will be made available and published as part of this process.



Signature 

Date 16/01/2025

**Submissions close in response to proposed Plan Change 23 at 4pm on Friday
17th January 2025**

Note to person making submission

If you are a person who could gain an advantage in trade competition through the submission, your right to make a submission may be limited by clause 6(4) of Part 1 of Schedule 1 of the Resource Management Act 1991.

Please note that your submission (or part of your submission) may be struck out if the authority is satisfied that a 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.

**115, Springvale Road
RD1
Alexandra 9391**

The Chief Executive
CODC
PO Box 122
Alexandra 9340

Dear Sir

Re: Submission – Plan Change 23, Hartley Road Partnership, Springvale Road

We have reviewed the available documentation regarding this proposal and that changing from Rural Resource to Industrial Resource zoning is a step too far at the junction of Springvale Road and State Highway 8. This is an unnecessary, high-density development which will have significant impact on traffic volumes and create greater risk at a busy junction. It is an inappropriate use of land in this location and compounds scattergun development of light industrial land availability across the region.

Our concerns are:

- Safety at this (already very busy) junction which has been recognised by CODC for many years and was the major reason for construction of the underpass for foot/cycle traffic.
- Increase in traffic using Springvale Road to access Dunstan Road to access Russell/Ngapara Streets including growth in traffic to and from Fulton Hogan. As traffic volumes continue to increase, there is the potential for volumes to grow close to those currently on the highway.
- Intentions for access are potentially unsafe – an entrance/exit to the industrial area off Springvale Road. This adds risk for those turning into Springvale Road as vehicles (potentially large vehicles) exit the industrial area.
- The area is already absorbing an increase in traffic using Springvale Road and Young Land to access Monte Christo including the new winery access.
- Additional traffic volumes result from horticulture developments in Waikerikeri Valley including staff movements, produce leaving site, deliveries etc. This is on top of growth in the area of McArthur Ridge and Golden Road – viticulture and residential.
- The Quarry at the end of Springvale Road creates still more truck traffic and dust.
- Residential development in North Alexandra (off Manuherikia Road) also has the capacity to increase traffic in Springvale Road/Dunstan Road/Letts Gully as people commute avoiding passing through the town.

- There is ample industrial resource area available in both the Russell/Ngapara Street area and Boundary Road area with no real/proven demand for such facilities on the boundary of Clyde township.
- 21 Sections are proposed with no evidence of the required 10m landscaped buffer zone required shown on the current plan. This is intensive development not consistent with other claims made in the application.
- This plan is based on a reduction in traffic as people will no longer need to commute to Alexandra for work and as a benefit to current and future residents of Clyde (reduced travel times, access to services etc.) all of which are speculative at best. These speculations show zero benefit to residents of Springvale Road and minimal benefit at best to Clyde residents.
- If CODC has any standards to regulate a Rural Industrial Zone there are not easily accessible. Other DC's do have standards as a matter of public record. These should be made available as part of the consultation process in order that those being consulted can understand the true impact of such a Plan change.
- Overall, we believe that this is an unnecessary development and are unclear about how demand for such a facility has been assessed. Much of the Assessment of Environmental Effects appears to be blue sky thinking without any real foundation – 'build it and they will come'.
- The land opposite this Block has historical reasons for industrial use – as the Clyde railhead and currently home to the Otago Central Rail trail and Coast Guard/Fire Service. All the ongoing beautification work that has taken place around that area has been completely ignored in the proposals for this plan change. This is not comparable with the intensive development proposed.
- And finally, this proposed development would be an eyesore at the main entrance to Clyde Township. There has been no substantive argument put forward to justify a change from Rural Resource Zoning to Rural Industrial Zoning.

Yours faithfully



Greg Rabbitt



Helen Axby