

RESOURCE MANAGEMENT ACT 1991

FORM 5

**SUBMISSION ON NOTIFIED PROPOSED PLAN CHANGE
TO CENTRAL OTAGO DISTRICT PLAN**

Clause 6 of Schedule 1, Resource Management Act 1991

To: Central Otago District Council
PO Box 122
ALEXANDRA 9340

Name of Submitter:Gary Carl Hyndman and Deborah Lee Hyndman
(Full name)

This is a submission on proposed Plan Change 13 to the Central Otago District Plan (the proposal).

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

I am directly affected by an effect of the subject matter of the submission that-
(a) **adversely affects the environment**

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

Proposed Plan Change 13 : River Terrace - the proposition that Land in the River Terrace Resource Area be developed into medium to high density residential activity, retirement living, a neighbourhood centre, a possible school, with associated open space network, walkways, roading and infrastructure

My submission is:

We are opposed to this proposed change of land use as we believe:

it is currently unnecessary

it will negatively impact on existing successful businesses in the area

it will negatively impact on lifestyle properties that exist in this rural location

(see additional pages)

- whether you support or oppose the specific provisions or wish to have them amended; and
 - reasons for your views;and continue on additional page if necessary)

I seek the following decision from the local authority:

**That the proposed change of zoning from Rural to Medium to High Density Housing not be allowed .
That substantial boundaries including visual and noise barriers between the proposed development and existing neighbours be a condition of the development should it be allowed to go ahead.**

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

Gary Carl Hyndman and Deborah Lee Hyndman

Signature of Submitter

(or person authorised to sign on behalf of submitter)

(A signature is not required if you make a submission by electronic means)

Date 18/06/2018

Electronic address for service of submitter: gary.deb@xtra.co.nz

Telephone No: 03 445 1616

Postal Address: 131 Pearson Road
RD2
Cromwell

Contact Person: Gary Carl Hyndman (joint property owner of property bounding the proposed development).

**SUBMISSIONS CLOSE IN RESPONSE TO PROPOSED PLAN CHANGE 13 ON
WEDNESDAY 20 JUNE 2018**

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.

Concerns re Proposed Property Development

Our concerns re the medium and high density residential property development proposed by River Terrace Developments Limited for land situated alongside Sandflat Road, Cromwell.

This land is currently zoned as 'Rural' and when we purchased our property situated at 131 Pearson Road, Cromwell, it was on the understanding that the property located next to us was zoned as such.

Our property is zoned 'Rural Residential' meaning that we live on a 2.2 hectare block that we are unable to subdivide even if we wanted to.

Our property is located down a long driveway and much of its appeal is that it is away from the noise of the road and other residences.

We operate a small homestay on our property and the overwhelming comments by guests are that they love the peace and quiet that we enjoy at our property.

We are concerned that the development of high density housing on the land located next to us is going to bring with it the noise and dust that is associated with such a development, causing us loss of privacy and enjoyment as well as income from our homestay.

We are anticipating that this noise and dust could exist for a number of years until the land is fully developed.

We are also concerned about issues air pollution, noise, the loss of privacy and security with having a large number of buildings located right next to our eastern boundary.

We have a large number of implements/machinery associated with an orchard that we run on our property and we have concerns re the security of that property as well as the health and safety issues with having families with children living next door and having easy access onto our property during our absence.

The proposed development appears to be suggesting that building platforms could be as close as a meter off our boundary fence and that our properties

will only be separated by a hedge that the developer is going to plant (and maintain?)

We purchased our property 8 years ago to live in a private quiet area and on the understanding that the land in question was only ever going to be used for horticulture/viticulture.

In our opinion to change the zoning from 'Rural' into 'Medium and High Density Housing' is a drastic and unnecessary proposal which lacks any sort of consideration for the residential and business properties that have existed in this area for some time.

We believe that this development will **negatively impact on the residential properties** by:

- Loss of privacy
- Increase in noise
- Security concerns
- Noise and dust caused throughout construction/development process
- Loss of income
- Loss of small intimate community feeling
- Increase in air pollution
- Increase in traffic
- Complaints from residences re existing rural activities such as the use of machinery, chain-sawing, slaughter of livestock, pest eradication, electric fencing and the regular burning of orchard prunings.
- Problems with urban dogs worrying livestock
- Decrease in property values

We also believe that there will be **issues with existing businesses** such as:

- Noise complaints against Highlands Motor Sport Park
- Noise complaints against Cromwell Speedway
- Noise complaints against the local water bottling plant
- Noise complaints against Jones' Orchard
- Complaints about bird scaring/firearm use by Jones' Orchard.
- Noise complaints re machinery and vehicle use on Jones' Orchard and our own orchard
- Complaints about chemical sprays being used at Jones' Orchard and our own orchard.

These businesses are all well established and create employment for Cromwell locals.

We are concerned that a large property development located amidst these businesses would have a **detrimental effect and could potentially result in the closing of such businesses, and the loss of local jobs.**

The Highlands Motor Sport Park is a major complex which brings a lot of visitors to Cromwell and has been instrumental in influencing a number of motor enthusiasts to either move to Cromwell or to purchase holiday homes in Cromwell.

It doesn't make sense to place a housing development directly across the road from a 'noisy' motorsport park and speedway despite proposed clauses to prevent complaints about the noise.

The closing down of Western Springs is a clear indication on how residential complaints will eventually 'win the day'.

We don't believe that there is a need for a high density housing development at this location as Cromwell currently has a number of other housing developments underway at present.

We believe it makes more sense for housing development to be completed at these other locations before considering this drastic zoning change.

These other more suitable housing development areas are:

- Gair Avenue development
- Wooing Tree development
- The Chalets development
- Alpha Street development

These developments are all better located to be part of the Cromwell township expansion and in our opinion would be more likely to be supporting local shops and services than if they were located as essentially a satellite township of Cromwell.

In our opinion the proposed high density housing development beside Sandflat Road would probably become an affordable housing area for workers from Queenstown, and would be of very little benefit to Cromwell.

Cromwell already has two fairly substantial retirement complexes as well as an arguably underutilised shopping mall, two local primary schools and a secondary school.

We don't believe that a proposed retirement facility located across the road from the motor sport park is a logical proposition.

Apart from the noise issues the location is remote from Cromwell township and its facilities.

Likewise we don't think it is in the interest of the existing Cromwell retail community for a shopping centre to be created in this satellite township.

We don't believe that the proposed school is a serious proposition.

It appears that the developer has already spent a considerable amount of money in landscaping the boundary of the proposed development situated closest to state highway 6.

Hedging has also already been planted around the property owned and occupied by Rex Edgar despite concerns that he has raised with the developer.

These actions infer that the developer seems to believe that to that this proposed plan change is a 'done deal' and he has planted his hedge around the Edgar's property in spite of Mr Edgar's protestations.

We are concerned that a property developer may be more concerned about making a profit than co-operating and considering the impact on the local and extended Cromwell community.

In the developers submissions at 6.1.3 'Bell and Hopper Shaft' there is a blatant mistake. The proposal states as follows :

*The Bell & Hopper Mine Shaft is located on the western boundary of number 131 Pearson Road approximately 130m from the proposed subdivision boundary (Appendix A, Figure 1b). **The current landowner of 131 Pearson Road confirmed that he has never seen any evidence of the Bell & Hopper Shaft on the ground surface.***

As the current landowners of 131 Pearson Road we would like to know exactly who the developers or their representatives spoke to in order to be able to state the above.

They have not spoken to us.

If the proposed development is still to go ahead we personally seek the following:

- A green area of 10 meters between existing neighbours and the proposed development.
- A planted mound suitable as a visual/sound barrier be located on the green area between existing neighbours and the proposed development.
- That the proposed planted mound be created and maintained by the developer.

If the proposed development is still to go ahead, on behalf of well established businesses in the area, we seek the following :

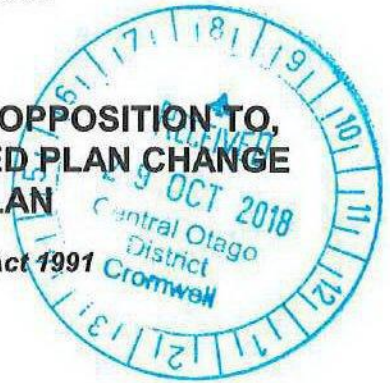
- Provision is made that no complaints can be made in relation to noise
- Provision is made that no complaints can be made in relation to orchard activities
- Provision is made that no complaints can be made in relation to everyday farm activities such as the slaughtering of livestock, burning of orchard prunings or any other activities relating to the functioning of the businesses that are already existing.

RESOURCE MANAGEMENT ACT 1991

FORM 6

FURTHER SUBMISSION IN SUPPORT OF, OR IN OPPOSITION TO, SUBMISSION ON PUBLICLY NOTIFIED PROPOSED PLAN CHANGE TO CENTRAL OTAGO DISTRICT PLAN

Clause 8 of Schedule 1, Resource Management Act 1991



To: Central Otago District Council
PO Box 122
ALEXANDRA 9340

Name of person making further submission: Geoffrey James Pye (Full name)

This is a further submission in support of (or in opposition to) a submission on proposed Plan Change 13 to the Central Otago District Plan.

I am:

1. A person representing a relevant aspect of the public interest, the grounds for saying this being: [Redacted]; or,

2. A person who has an interest in the proposal that is greater than the interest the general public has, the grounds for saying this being: A Resident Ratepayer of Cromwell; or, (Please state whether you are a person who may make a submission under 1 and/or 2 above and also specify/explain the grounds for saying that you come within category 1 and/or 2)

3. The local authority for the relevant area.

I support (or oppose) the submission of:

Thomas Alan Coull, No 63, 63.1-674 on Plan Change 13. (Please state the name and address of original submitter and submission number and submission point number of original submission)

The particular parts of the submission I support (or oppose) are:

The Entire Submission. (Please clearly indicate which parts of the original submission you support or oppose, together with any relevant provisions of the proposal and continue on an additional page if necessary)

The reasons for my support (or opposition) are:

Concerns in regard to negative effects on Rates, Infrastructure Traffic, lack of Pedestrian/Cycle access and the effect the Plan Change would have on The Master Plan process. (Please give reasons and continue on an additional page if necessary)

I seek that the whole or part [describe part], of the submission be allowed (~~or disallowed~~):

whole

(Please give precise details)

~~I wish~~ (or do not wish) to be heard in support of my further submission.

(Please strike out as applicable)

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

(Please delete if you would not consider presenting a joint case)

[Signature]
Signature of person making Further Submission
(or person authorised to sign on behalf of person making further submission)
(A signature is not required if you make your submission by electronic means)

28-10-18
Date

Electronic address for service of person making further submission: geoffpye53@hotmail.com
(Please write clearly)

Telephone No: 022 934 9722

Postal Address: 11 Hotop Place
Cromwell

Contact Person: as above
(name & designation, if applicable)

FURTHER SUBMISSIONS IN SUPPORT OF, OR IN OPPOSITION TO, ANY SUBMISSION ON PROPOSED PLAN CHANGE 13 CLOSE ON MONDAY 29 OCTOBER 2018

Note to person making Further submission

A copy of your further submission must be served on the original submitter within 5 working days after it is served on the local authority.

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.

ENTERED
30/10/18

RESOURCE MANAGEMENT ACT 1991

FORM 6

FURTHER SUBMISSION IN SUPPORT OF, OR IN OPPOSITION TO, SUBMISSION ON PUBLICLY NOTIFIED PROPOSED PLAN CHANGE TO CENTRAL OTAGO DISTRICT PLAN

Clause 8 of Schedule 1, Resource Management Act 1991



To: Central Otago District Council
PO Box 122
ALEXANDRA 9340

Name of person making further submission: Graeme Francis O'Rourke
(Full name)

This is a further submission in support of (or in opposition to) a submission on proposed Plan Change 13 to the Central Otago District Plan.

I am:

1. A person representing a relevant aspect of the public interest, the grounds for saying this being:

.....; or,

2. A person who has an interest in the proposal that is greater than the interest the general public has, the grounds for saying this being:

A Supporter of highlands Motor Sport Park; or,
(Please state whether you are a person who may make a submission under 1 and/or 2 above and also specify/explain the grounds for saying that you come within category 1 and/or 2)

3. The local authority for the relevant area.

I support (or oppose) the submission of:

Graeme O'Rourke Frankton Motor Camp on Plan Change 13.
(Please state the name and address of original submitter and submission number and submission point number of original submission)

The particular parts of the submission I support (or oppose) are:

Plan change 13

(Please clearly indicate which parts of the original submission you support or oppose, together with any relevant provisions of the proposal and continue on an additional page if necessary)

The reasons for my support (or opposition) are:

Traffic Congestion / could Affect operations at Motor Sports Park / Insufficient Planning of Infrastructure
(Please give reasons and continue on an additional page if necessary)

I seek that the whole or part [describe part], of the submission be ~~allowed~~ (or disallowed):

Plan change 13 (All)

(Please give precise details)

I wish ~~(or do not wish)~~ to be heard in support of my further submission.

(Please strike out as applicable)

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

(Please delete if you would not consider presenting a joint case)

 29/10/18

Signature of person making Further Submission Date
(or person authorised to sign on behalf of person making further submission)
(A signature is not required if you make your submission by electronic means)

Electronic address for service of person making further submission: g.orourke@xtra.co.nz
(Please write clearly)

Telephone No: 03 4422079

Postal Address: Frankton Motor Camp
17 Yewlett crescent
Frankton Queenstown

Contact Person: Craeme
(name & designation, if applicable)

**FURTHER SUBMISSIONS IN SUPPORT OF, OR IN OPPOSITION TO, ANY SUBMISSION
ON PROPOSED PLAN CHANGE 13 CLOSE ON MONDAY 29 OCTOBER 2018**

Note to person making Further submission

A copy of your further submission must be served on the original submitter within 5 working days after it is served on the local authority.

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.

RESOURCE MANAGEMENT ACT 1991
FORM 6
FURTHER SUBMISSION IN SUPPORT OF, OR IN OPPOSITION TO,
SUBMISSION ON PUBLICLY NOTIFIED PROPOSED PLAN CHANGE
TO CENTRAL OTAGO DISTRICT PLAN

Clause 8 of Schedule 1, Resource Management Act 1991

To: Central Otago District Council
PO Box 122
ALEXANDRA 9340

Name of person making further submission: *Heliview Flights* (Full name)

This is a further submission in support of (~~or in opposition to~~) a submission on proposed Plan Change 13 to the Central Otago District Plan.

I am:

1. A person representing a relevant aspect of the public interest, the grounds for saying this being:
2. A person who has an interest in the proposal that is greater than the interest the general public has, the grounds for saying this being:

I am an entity who holds an interest greater than the general public as I am a Cromwell tourism business, a horticulture supply business, a commuter on the roads, and a rate payer.

(Please state whether you are a person who may make a submission under 1 and/or 2 above and also specify/explain the grounds for saying that you come within category 1 and/or 2)

3. The local authority for the relevant area. I support (~~or oppose~~) the submission of:

1. *James Dicey, james@grapevision.co.nz, 90 - support all*
2. *Robin Dicey, rhmdicey@gmail.com, 92 - support all*
3. *Peter John Mead & Alastair Stark, alanmckay@extra.co.nz, 228 - support in full*
4. *DJ Jones Family Trust, and Suncrest Orchard Limited, jones.fam@extra.co.nz, 164 - support in full*
5. *Andrew John Iremonger, Iremonger.AJ@gmail.com, 156 - support all*
6. *Thomas Alan Coull, thomascoull@gmail.com, 63 - support all*
7. *Werner Murray, carolynwerner@mac.com, 252 - support all*
8. *Horticulture New Zealand, rachelmcclung@hortnz.co.nz, 151 - support all*
9. *MotorSport NZ, brian@motorsport.org.nz, 248 - support all*
10. *Mt Difficulty Wines, matt@mtdifficulty.nz, 249 - support all, particularly 249/13 landscape visual amenity*
11. *Highlands Motorsport Park Limited, bridget.irving@gallawaycookallan.co.nz, 144 - support all*
12. *Simon John Douglas Gyles, simongyles1@mac.com, 131 - support all*
13. *NZ Transport Agency, richard.shaw@nzta.govt.nz, 254 - support in part - insufficient detail*
14. *Greg and Ros Hinton, alastair.logan@rossdowling.co.nz, 146 - support all*

on Plan Change 13.

(Please state the name and address of original submitter and submission number and submission point number of original submission)



I seek that the whole or part [describe part], of the submission be allowed (or disallowed):

As detailed above, the impact of the proposed plan change and insufficient information provided result in the conclusion that the project is incompatible with the direction Cromwell should take.

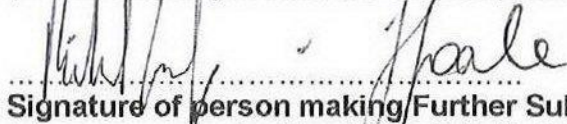
(Please give precise details)

I ~~wish~~ (or do not wish) to be heard in support of my further submission.

(Please strike out as applicable)

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

(Please delete if you would not consider presenting a joint case)



.....29 October 2018.....
Date

Signature of person making Further Submission
(or person authorised to sign on behalf of person making further submission)
(A signature is not required if you make your submission by electronic means)

Electronic address for service of person making further submission: ...info@heliview.co.nz...
(Please write clearly)

Telephone No: ... 03 445 0444.....

Postal Address: PO Box 450 Cromwell 9342.....

Contact Person: Richard & Jolanda Foale, Owners.....
(name & designation, if applicable)

FURTHER SUBMISSIONS IN SUPPORT OF, OR IN OPPOSITION TO, ANY SUBMISSION ON PROPOSED PLAN CHANGE 13 CLOSE ON MONDAY 29 OCTOBER 2018

Note to person making Further submission

A copy of your further submission must be served on the original submitter within 5 working days after it is served on the local authority.

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.

ENTERED
30/10/18

**RESOURCE MANAGEMENT ACT 1991
FORM 6**

**FURTHER SUBMISSION IN SUPPORT OF, OR IN OPPOSITION TO, SUBMISSION ON
PUBLICLY NOTIFIED PROPOSED PLAN CHANGE TO CENTRAL OTAGO DISTRICT PLAN**

Clause 8 of Schedule 1, Resource Management Act 1991

To: Central Otago District Council
PO Box 122
Alexandra 9340



SUBMITTER: Highlands Motorsport Park Limited (Highlands)

1. This is a further submission in opposition of a submission made on proposed Plan Change 13 to the Central Otago District Plan ("PC13").
2. Highlands is a person who has an interest in the proposal that is greater than the interest the general public has. Highlands interest in the application was outlined in detail in their original submission (submitter no 144).
3. Highlands oppose the submission of Anthony Streeter (submitter no 353).
4. Highlands wish to be heard in support of this submission and will consider presenting a joint case with other parties that make a similar submission.

Summary

5. PC13 is located within a rural area that has lawfully established horticultural and motorsport activities. PC13 will give rise to reverse sensitivity effects. These reverse sensitivity effects cannot be adequately avoided, remedied or mitigated by the developer or by future landowners.

Specific Points

6. Highlands oppose the following submission points 353/1, 353/2, 353/3, 353/4 and 353/5. We provide a summary of our reasons below:
 - (a) Highlands oppose the submission that the site is the most appropriate location for the development. A comprehensive assessment of alternative locations has not been provided by the applicant.
 - (b) An assessment of the level of demand for housing in Cromwell has not been undertaken as part of PC13, particularly demand within a noise producing environment. Two significant subdivisions (Holiday Park and Wooing Tree) have just been approved within Cromwell which will provide supply in the short to medium term whilst the master planning work is being completed.

- (c) Highland's oppose the submission that PC13 is the most cost effective option in regard to the provision of infrastructure. A comparative assessment has not been provided within the application to support this submission.
- (d) The application fails to provide sufficient infrastructure and connectivity to the Cromwell Township.
- (e) PC13 gives rise to reverse sensitivity issues. The application fails to provide a mechanism which protects the consented level of activity, but also risks the imposition of further restrictions due to future complaints and may significantly constrain potential future developments at the Speedway and Highlands which are both physical resources.

Relief Sought

- 7. The application is incompatible with the receiving environment. Highlands seek the following decision from Council:
 - (a) PC13 is refused.



.....
Date: 29 October 2018

B Irving / D McLachlan
Solicitor for Submitter

Address: Gallaway Cook Allan, Lawyers
PO Box 143,
Dunedin 9054

Phone: 03 477 7312

Email: bridget.irving@gallawaycookallan.co.nz
derek.mclachlan@gallawaycookallan.co.nz

**RESOURCE MANAGEMENT ACT 1991
FORM 6**

**FURTHER SUBMISSION IN SUPPORT OF, OR IN OPPOSITION TO, SUBMISSION ON
PUBLICLY NOTIFIED PROPOSED PLAN CHANGE TO CENTRAL OTAGO DISTRICT PLAN**

Clause 8 of Schedule 1, Resource Management Act 1991

To: Central Otago District Council
PO Box 122
Alexandra 9340



SUBMITTER: Highlands Motorsport Park Limited (Highlands)

1. This is a further submission in support of a submission made on proposed Plan Change 13 to the Central Otago District Plan ("PC13").
2. Highlands is a person who has an interest in the proposal that is greater than the interest the general public has. Highland's interest in the application was outlined in detail in their original submission (submitter no 144).
3. This submission is in support of Lindsay Mathers, Submitter Number 223.
4. Highlands wish to be heard in support of this submission and will consider presenting a joint case with other parties that make a similar submission.

Summary

5. Lindsay Mathers is a shareholder and employee of a local cherry orchard. PC13 is located within a rural area that has lawfully established horticultural and motorsport activities. PC13 fails to provide the necessary reverse sensitivity protection to these activities. There is an inherent conflict between these activities which suggest the inappropriateness of this application.
6. PC13 has the potential to significantly impact the operation of local businesses that provide both direct and indirect benefits to the community through employment and economic opportunities.

Specific Points

7. Highlands support the following submission points: 223/1, 223/2, 223/3, 223/4, 223/5 and 223/6. As a summary we have outlined the following reasons:
 - (a) Agricultural activities, particularly orchards, are an important element of the Cromwell community. These activities provide both direct and indirect contributions through employment and economic activity. A comprehensive assessment of the flow on effects of PC13 on local businesses has not been undertaken as part of this application.

- (b) Highlands support the submission that reverse sensitivity effects concerning agricultural activity, particularly orchards, have not been addressed by PC13. Orchards are sources of noise that include the operation of machinery, bird scaring, frost fighting and helicopters. Further contributory effects may include chemicals and burning for biosecurity reasons.
- (c) PC13 results in an inappropriate loss of productive land. A comprehensive assessment of alternatives has not been undertaken.
- (d) PC13 Objective, Policy and Rule framework is deficient in terms of addressing reverse sensitivity effects.

Relief Sought

8. The application is incompatible with the receiving environment. Highlands seek the following decision from Council:

- (a) PC13 is refused.



.....

Date:

B Irving / D McLachlan

Solicitor for Submitter

Address: Gallaway Cook Allan, Lawyers

PO Box 143,

Dunedin 9054

Phone: 03 477 7312

Email: bridget.irving@gallawaycookallan.co.nz

derek.mclachlan@gallawaycookallan.co.nz

RESOURCE MANAGEMENT ACT 1991
FORM 6

FURTHER SUBMISSION IN SUPPORT OF, OR IN OPPOSITION TO, SUBMISSION ON
PUBLICLY NOTIFIED PROPOSED PLAN CHANGE TO CENTRAL OTAGO DISTRICT PLAN

Clause 8 of Schedule 1, Resource Management Act 1991

To: Central Otago District Council
PO Box 122
Alexandra 9340



SUBMITTER: Highlands Motorsport Park Limited (Highlands)

1. This is a further submission in support of a submission made on proposed Plan Change 13 to the Central Otago District Plan ("PC13").
2. Highlands is a person who has an interest in the proposal that is greater than the interest the general public has. Highlands interest in the application was outlined in detail in their original submission (submitter no 144).
3. This submission is in support of 45 South Group of Companies ("45 South"), Submitter Number 123.
4. Highlands wish to be heard in support of this submission and will consider presenting a joint case with other parties that make a similar submission.

Summary

5. PC13 is located within a rural area that has lawfully established horticultural and motorsport activities. PC13 fails to provide the necessary reverse sensitivity protection to these activities. There is an inherent conflict between these activities which suggest the inappropriateness of this application. PC13 has the potential to significantly impact the operation of local businesses that provide both direct and indirect benefits to the community through employment and economic opportunities.

Specific Points

6. Highlands support the entire submission (being submission points 123/1-35). We have provided a summary below:
 - (a) Agricultural activities, particularly orchards, are an important element of the Cromwell community. These activities provide both direct and indirect contributions through employment and economic activity.
 - (b) Highlands support the submission that reverse sensitivity effects concerning agricultural activity, particularly orchards, have not been addressed by PC13. Orchards are sources of noise that include the operation of machinery, bird

ENTERED
29/10/18

scaring, frost fighting and helicopters. Further contributory effects may include chemicals and burning for biosecurity reasons.

- (c) It is also important to note that these activities are not specific to 45 South, and other forms of agricultural activity exist in proximity to the application site. PC13 is inconsistent with these activities.
- (d) The increase in traffic volumes on State Highway 6 and other parts of the roading network (particularly Sandflat Road) have not been adequately assessed. Highlands support the submission that these reverse sensitivity effects cannot be adequately avoided, remedied or mitigated by the developer, or by future landowners.
- (e) PC13 results in an inappropriate loss of productive land.
- (f) PC13 Objective, Policy and Rule framework is deficient in terms of addressing reverse sensitivity effects.
- (g) PC13 fails to give effect to the National Policy Statement for Urban Development Capacity. The NPS-UDC requires decision makers to consider effects of urban development on the local, district, regional and greater scales. We support the submission that both the horticultural industry and motorsport activity have a significant economic benefit to the Cromwell area and beyond. This proposal has the potential to severely compromise the viability of these activities.
- (h) The application is inconsistent with other planning instruments, including:
 - (i) Purpose and Principles of the Resource Management Act 1991;
 - (ii) Objectives and Policies of the operative and proposed Regional Policy Statement;
 - (iii) Objectives and Policies of the Central Otago District Plan.

Relief Sought

- 7. The application is incompatible with the receiving environment. Highlands seek the following decision from Council:
 - (a) PC13 is refused.



.....

Date: 29 October 2018

B Irving / D McLachlan

Solicitor for Submitter

Address: Gallaway Cook Allan, Lawyers
PO Box 143,
Dunedin 9054

Phone: 03 477 7312

Email: bridget.irving@gallawaycookallan.co.nz
derek.mclachlan@gallawaycookallan.co.nz

**RESOURCE MANAGEMENT ACT 1991
FORM 6**

**FURTHER SUBMISSION IN SUPPORT OF, OR IN OPPOSITION TO, SUBMISSION ON
PUBLICLY NOTIFIED PROPOSED PLAN CHANGE TO CENTRAL OTAGO DISTRICT PLAN**

Clause 8 of Schedule 1, Resource Management Act 1991

To: Central Otago District Council
PO Box 122
Alexandra 9340



SUBMITTER: Highlands Motorsport Park Limited (Highlands)

1. This is a further submission in support of a submission made on proposed Plan Change 13 to the Central Otago District Plan ("PC13").
2. Highlands is a person who has an interest in the proposal that is greater than the interest the general public has. Highlands interest in the application was outlined in detail in their original submission (submitter no 144).
3. This submission is in support of Breen Construction Co Ltd ("Breens"), Submitter No 366.
4. Highlands wish to be heard in support of this submission and will consider presenting a joint case with other parties that make a similar submission.

Summary

5. PC13 has the potential to significantly impact the operation of local businesses that provide both direct and indirect benefits to the community through employment and economic opportunities.
6. Since their establishment, Highlands have made a point to work with local businesses, and in doing so have established themselves as a significant and important contributor to the community. In this regard, establishing mutually beneficial relationships with local businesses has been of particular importance. Breens are an example of a business that has developed as a result of the opportunities generated by the activity at Highlands.

Specific Points

7. Highlands support the following submission points: 366/1 and 366/2. We have provided a summary of these issues:
 - (a) Breens have established themselves as a complimentary business to the motorsport park. A comprehensive assessment of the flow on effects of PC13 on local businesses has not been undertaken as part of this application.

- (b) PC13 gives rise to reverse sensitivity issues, particularly in relation to motorsport activity. The application fails to provide a mechanism which protects the consented level of activity, but also risks the imposition of further restrictions due to future complaints and may significantly constrain potential future developments at the Speedway and Highlands which are both physical resources.

Relief Sought

- 8. The application remains incompatible with the receiving environment. Highlands seek the following decision from Council:

- (a) PC13 is refused.



.....

Date: 29 October 2018

B Irving / D McLachlan

Solicitor for Submitter

Address: Gallaway Cook Allan, Lawyers
PO Box 143,
Dunedin 9054

Phone: 03 477 7312

Email: bridget.irving@gallawaycookallan.co.nz
derek.mclachlan@gallawaycookallan.co.nz

**RESOURCE MANAGEMENT ACT 1991
FORM 6**

**FURTHER SUBMISSION IN SUPPORT OF, OR IN OPPOSITION TO, SUBMISSION ON
PUBLICLY NOTIFIED PROPOSED PLAN CHANGE TO CENTRAL OTAGO DISTRICT PLAN**

Clause 8 of Schedule 1, Resource Management Act 1991

To: Central Otago District Council
PO Box 122
Alexandra 9340



SUBMITTER: Highlands Motorsport Park Limited (Highlands)

1. This is a further submission in support of a submission made on proposed Plan Change 13 to the Central Otago District Plan ("PC13").
2. Highlands is a person who has an interest in the proposal that is greater than the interest the general public has. Highland's interest in the application was outlined in detail in their original submission (submitter no 144).
3. This submission is in support of Le Fresh International Limited ("Le Fresh"), Submitter Number 182.
4. Highlands wish to be heard in support of this submission and will consider presenting a joint case with other parties that make a similar submission.

Summary

1. Le Fresh is an exporter who relies on produce grown by adjoining properties to the application site. The submission notes that the adjoining land produces 10% of the total NZ cherry export crop along with some for the NZ market and other varieties of fruit for both the local and export markets.
2. PC13 is located within a rural area that has lawfully established horticultural and motorsport activities. PC13 fails to provide the necessary reverse sensitivity protection to these activities. There is an inherent conflict between these activities which suggest the inappropriateness of this application. PC13 has the potential to significantly impact the operation of local businesses that provide both direct and indirect benefits to the community through employment and economic opportunities.

Specific Points

3. Highlands support the following submission points: 182/2, 182/5, 182/6, 182/7, 182/8, 182/9, 182/10, 182/11, 182/12, 182/13 and 182/14. As a summary we have outlined the following reasons:

CENTRAL OTAGO DISTRICT COUNCIL
29/10/18

- (a) Agricultural activities, particularly orchards, are an important element of the Cromwell community. These activities provide both direct and indirect contributions to the community through employment and economic activity.
- (b) Highlands support the submission that reverse sensitivity effects concerning agricultural activity, particularly orchards, have not been addressed by PC13. Orchards are sources of noise that include the operation of machinery, bird scaring, frost fighting and helicopters. Further contributory effects may include chemicals and burning for biosecurity reasons.
- (c) PC13 results in an inappropriate loss of productive land. A comprehensive assessment of alternatives has not been undertaken.
- (d) PC13 Objective, Policy and Rule framework is deficient in terms of addressing reverse sensitivity effects.
- (e) Highlands support the submission that the horticultural industry activity has a significant economic benefit to the Cromwell area and beyond. This proposal has the potential to severely compromise the viability of these activities.

Relief Sought

- 4. The application is incompatible with the receiving environment. Highlands seek the following decision from Council:
 - (a) PC13 is refused.



.....

Date: 29 October 2018

B Irving / D McLachlan

Solicitor for Submitter

Address: Gallaway Cook Allan, Lawyers

PO Box 143,

Dunedin 9054

Phone: 03 477 7312

Email: bridget.irving@gallawaycookallan.co.nz

derek.mclachlan@gallawaycookallan.co.nz

RESOURCE MANAGEMENT ACT 1991
FORM 6

FURTHER SUBMISSION IN SUPPORT OF, OR IN OPPOSITION TO, SUBMISSION ON
PUBLICLY NOTIFIED PROPOSED PLAN CHANGE TO CENTRAL OTAGO DISTRICT PLAN

Clause 8 of Schedule 1, Resource Management Act 1991

To: Central Otago District Council
PO Box 122
Alexandra 9340



SUBMITTER: Highlands Motorsport Park Limited (Highlands)

1. This is a further submission in support of a submission made on proposed Plan Change 13 to the Central Otago District Plan ("PC13").
2. Highlands is a person who has an interest in the proposal that is greater than the interest the general public has. Highlands interest in the application was outlined in detail in their original submission (submitter no 144).
3. This submission is in support of Peter John Mead & Alastair David Stark as trustees of the McKay Family Trust ("The Trust"), Submitter Number 228.
4. Highlands wish to be heard in support of this submission and will consider presenting a joint case with other parties that make a similar submission.

Summary

5. The Trust owns 20ha of adjoining land to the north of the application site. This is currently utilised as a cherry orchard with further opportunity to expand.
6. PC13 is located within a rural area that has lawfully established horticultural and motorsport activities. PC13 fails to provide the necessary reverse sensitivity protection to these activities. There is an inherent conflict between these activities which suggest the inappropriateness of this application. PC13 has the potential to significantly impact the operation of local businesses that provide both direct and indirect benefits to the community through employment and economic opportunities.

Specific Points

7. Highlands support the following submission points: 228/2, 228/3, 228/4, 228/5, 228/6, 228/7, 228/8, 228/9, 228/10, 228/12 and 228/13. As a summary we have outlined the following reasons:
 - (a) Agricultural activities, particularly orchards, are an important element of the Cromwell community. These activities provide both direct and indirect contributions through employment and economic activity.

- (b) Highlands support the submission that reverse sensitivity effects concerning agricultural activity, particularly orchards, have not been addressed by PC13. Orchards are sources of noise that include the operation of machinery, bird scaring, frost fighting and helicopters. Further contributory effects may include chemicals and burning for biosecurity reasons.
- (c) The presence of high density residential has the potential to prevent any further development or growth of these businesses as well.
- (d) PC13 results in an inappropriate loss of productive land. A comprehensive assessment of alternatives has not been undertaken. Further, two significant subdivisions (Holiday Park and Wooing Tree) have just been approved within Cromwell which will provide supply in the short to medium term whilst the master planning work is being completed.
- (e) PC13 Objective, Policy and Rule framework is deficient in terms of addressing reverse sensitivity effects.
- (f) Horticultural activity has a significant economic benefit to the Cromwell area and beyond. A comprehensive assessment of the flow on effects of PC13 on local businesses has not been undertaken as part of this application.

Relief Sought

- 8. The application is incompatible with the receiving environment. Highlands seek the following decision from Council:
 - (a) PC13 is refused.



.....
Date: 29 October 2018

B Irving / D McLachlan

Solicitor for Submitter

Address: Gallaway Cook Allan, Lawyers
 PO Box 143,
 Dunedin 9054

Phone: 03 477 7312

Email: bridget.irving@gallawaycookallan.co.nz
derek.mclachlan@gallawaycookallan.co.nz

RESOURCE MANAGEMENT ACT 1991
FORM 6

FURTHER SUBMISSION IN SUPPORT OF, OR IN OPPOSITION TO, SUBMISSION ON
PUBLICLY NOTIFIED PROPOSED PLAN CHANGE TO CENTRAL OTAGO DISTRICT PLAN

Clause 8 of Schedule 1, Resource Management Act 1991

To: Central Otago District Council
PO Box 122
Alexandra 9340



SUBMITTER: Highlands Motorsport Park Limited (Highlands)

1. This is a further submission in support of a submission made on proposed Plan Change 13 to the Central Otago District Plan ("PC13").
2. Highlands is a person who has an interest in the proposal that is greater than the interest the general public has. Highlands interest in the application was outlined in detail in their original submission (submitter no 144).
3. This submission is in support of the Ministry of Education ("MOE"), Submitter Number 239.
4. Highlands wish to be heard in support of this submission and will consider presenting a joint case with other parties that make a similar submission.

Summary

5. Highlands consider that the proposal overstates the benefits of the development, particularly the provision of educational facilities which require Ministry approval. Most significantly, the MOE identify that that they do not have plans to establish a school on the site.

Specific Points

6. Highland's supports the following submission points; 239/3, 239/4 and 239/5. We provide a summary of these issues below:
 - (a) The level of development anticipated by PC13 is insufficient to justify a state school on the site.
 - (b) Any additional demand for school facilities can be accommodated by Cromwell Primary School and Goldfields Primary School. These sites have capacity to accommodate future growth generated by PC13 and other developments. Similarly, Cromwell College has potential for expansion to meet future demand as well.

- (c) There are connectivity issues and increased travel times associated with those students who are required to go to school within the Cromwell Township.
- (d) The application overstates the benefits provided by the provision of educational facilities. There is no guarantee that these aspects of the proposal will be constructed.

Relief Sought

7. The application is incompatible with the receiving environment. Highlands seek the following decision from Council:

- (a) PC13 is refused.



.....

Date: 29 October 2018

B Irving / D McLachlan

Solicitor for Submitter

Address: Gallaway Cook Allan, Lawyers
PO Box 143,
Dunedin 9054

Phone: 03 477 7312

Email: bridget.irving@gallawaycookallan.co.nz
derek.mclachlan@gallawaycookallan.co.nz

**RESOURCE MANAGEMENT ACT 1991
FORM 6**

**FURTHER SUBMISSION IN SUPPORT OF, OR IN OPPOSITION TO, SUBMISSION ON
PUBLICLY NOTIFIED PROPOSED PLAN CHANGE TO CENTRAL OTAGO DISTRICT PLAN**

Clause 8 of Schedule 1, Resource Management Act 1991

To: Central Otago District Council
PO Box 122
Alexandra 9340



SUBMITTER: Highlands Motorsport Park Limited (Highlands)

1. This is a further submission in support of a submission made on proposed Plan Change 13 to the Central Otago District Plan ("PC13").
2. Highlands is a person who has an interest in the proposal that is greater than the interest the general public has. Highlands interest in the application was outlined in detail in their original submission (submitter no 144).
3. This submission is in support of Owen Ross Shearer, Submitter No 326.
4. Highlands wish to be heard in support of this submission and will consider presenting a joint case with other parties that make a similar submission.

Summary

5. Since their establishment, Highlands have made a point to work with local businesses, and in doing so have established themselves as a significant and important contributor to the community. In this regard, establishing mutually beneficial relationships with local businesses has been of primary importance for Highlands. Owen Shearer provides an example of a business that has developed as a result of the opportunities generated by the activity at Highlands.
6. PC13 has the potential to significantly impact the operation of local businesses that provide both direct and indirect benefits to the community through employment and economic opportunities.

Specific Points

7. Highlands support the following submission points: 326/1, 326/2, 326/3 and 326/5. We have provided a summary of these issues:
 - (a) The submitter is an owner of a commercial complex in Alexandra. They submit that they operate because of Highlands. No assessment has been made on the direct or indirect effects of PC13 on local businesses.

- (b) Highlands support the submission that the motorsport activity attracts a diverse range of business activities. PC13 gives rise to reverse sensitivity issues, particularly in relation to motorsport and horticulture activity. The application fails to provide a mechanism which protects the consented level of activity, but also risks the imposition of further restrictions due to future complaints and may significantly constrain potential future developments at the Speedway and Highlands which are both physical resources.

Relief Sought

- 8. The application remains incompatible with the receiving environment. Highlands seek the following decision from Council:
 - (a) PC13 is refused.



.....
Date: 29 October 2018

B Irving / D McLachlan

Solicitor for Submitter

Address: Gallaway Cook Allan, Lawyers

PO Box 143,

Dunedin 9054

Phone: 03 477 7312

Email: bridget.irving@gallawaycookallan.co.nz

derek.mclachlan@gallawaycookallan.co.nz

**RESOURCE MANAGEMENT ACT 1991
FORM 6**

**FURTHER SUBMISSION IN SUPPORT OF, OR IN OPPOSITION TO, SUBMISSION ON
PUBLICLY NOTIFIED PROPOSED PLAN CHANGE TO CENTRAL OTAGO DISTRICT PLAN**

Clause 8 of Schedule 1, Resource Management Act 1991

To: Central Otago District Council
PO Box 122
Alexandra 9340



SUBMITTER: Highlands Motorsport Park Limited (Highlands)

1. This is a further submission in support of a submission made on proposed Plan Change 13 to the Central Otago District Plan ("PC13").
2. Highlands is a person who has an interest in the proposal that is greater than the interest the general public has. Highlands interest in the application was outlined in detail in their original submission (submitter no 144).
3. This submission is in support of the Otago Regional Council ("ORC"), Submitter Number 261.
4. Highlands wish to be heard in support of this submission and will consider presenting a joint case with other parties that make a similar submission.

Summary

5. PC13 is located within a rural area that has lawfully established horticultural and motorsport activities. PC13 fails to provide the necessary reverse sensitivity protection to these activities. There is an inherent conflict between these activities which suggest the inappropriateness of this application. PC13 has the potential to significantly impact the operation of local businesses that provide both direct and indirect benefits to the community through employment and economic opportunities.

Specific Points

6. Highlands supports the parts of the ORC's submission that relate to reverse sensitivity. Highlands support the following submission points: 261/1, 261/2 and 261/5. As a summary we have outlined the following reasons:
 - (a) The Central Otago District Council's decision must have regard to whether PC13 gives effect to the Regional Policy Statement ("RPS") and the Proposed RPS (mediation version).
 - (b) PC13 utilises a no-complaints covenant as a method of preventing complaints against all lawful activities. Reverse sensitivity effects have not been adequately

addressed within the application, and fails to give effect to the RPS and Proposed RPS, most notably the following policies:

- (i) Proposed RPS, Policy 4.5.1 (mediation version); and
- (ii) Proposed RPS, Policy 5.3.1

7. PC13 is inconsistent with operative and proposed Regional Policy Statements. Overall, RTDL's proposal fails to adequately recognise and protect the existing activities surrounding the PC13 site.

Relief Sought

- 8. The application is incompatible with the receiving environment. Highlands seek the following decision from Council:
 - (a) PC13 is refused.



.....
Date: 29 October 2018

B Irving / D McLachlan

Solicitor for Submitter

Address: Gallaway Cook Allan, Lawyers

PO Box 143,
Dunedin 9054

Phone: 03 477 7312

Email: bridget.irving@gallawaycookallan.co.nz

derek.mclachlan@gallawaycookallan.co.nz

RESOURCE MANAGEMENT ACT 1991
FORM 6

FURTHER SUBMISSION IN SUPPORT OF, OR IN OPPOSITION TO, SUBMISSION ON
PUBLICLY NOTIFIED PROPOSED PLAN CHANGE TO CENTRAL OTAGO DISTRICT PLAN

Clause 8 of Schedule 1, Resource Management Act 1991

To: Central Otago District Council
PO Box 122
Alexandra 9340



SUBMITTER: Highlands Motorsport Park Limited (Highlands)

1. This is a further submission in support of a submission made on proposed Plan Change 13 to the Central Otago District Plan ("PC13").
2. Highlands is a person who has an interest in the proposal that is greater than the interest the general public has. Highlands interest in the application was outlined in detail in their original submission (submitter no 144).
3. This submission is in support of the Public Health South, submitter no 285.
4. Highlands wish to be heard in support of this submission and will consider presenting a joint case with other parties that make a similar submission.

Summary

5. PC13 is located within a rural area that has lawfully established activities. The development enabled by PC13 will result in reverse sensitivity effects that cannot be avoided, remedied or mitigated. PHS have raised further concerns, particularly in relation to the health and safety of future residents.

Specific Points

6. Highlands support the following submission points; 285/1, 285/2, 285/3, 285/4, 285/5, 285/6, 285/7, 285/8, 285/9, 285/10, 285/12, 285/13, 285//14 and 285/15. We provide a summary of these reasons below:
 - (a) PHS identify the importance of reducing the adverse effects on the health and safety of the community pursuant to the New Zealand Public Health and Disability Act 2000 and the Health Act 1956.
 - (b) PHS supported the original application for Motorsport Park on the basis that the consent would not detrimentally effect the rural environment. The introduction of a high density development fundamentally alters the environment on which this support was provided.

- (c) The application does not avoid remedy or mitigate the reverse sensitivity effects of the development. Noise associated with the operation of Highlands and the Speedway is significant, and exposure to it for a prolonged duration is likely to have significant reverse sensitivity effects
- (d) The proposal does not enable the maintenance and enhancement of amenity values. The proposed objective, policy and rule framework are deficient.
- (e) The proposal does not enable the people or the community or provide for their social, economic and cultural wellbeing.
- (f) The proposal does not adequately address the reverse sensitivity effects of noise and spray drift resulting from the operation of the established orchards. This includes:
 - (i) Deficient setback from boundaries;
 - (ii) Deficiency of no-complaints covenants;
- (g) Adequate provision for outdoor recreation has not been provided. Physical activity is associated with many positive outcomes for individuals, including reducing the risk of depression and chronic diseases like heart disease and diabetes. In addition it also provides a number of community benefits such as increased productivity in local work places and improved perception of community safety as there are more people around in public places and increased liveability in the local areas.

Relief Sought

- 7. The application is incompatible with the receiving environment. Highlands seek the following decision from Council:
 - (a) PC13 is refused.



.....

Date: 29 October 2018

B Irving / D McLachlan

Solicitor for Submitter

Address: Gallaway Cook Allan, Lawyers
PO Box 143,
Dunedin 9054

Phone: 03 477 7312

Email: bridget.irving@gallawaycookallan.co.nz
derek.mclachlan@gallawaycookallan.co.nz

**RESOURCE MANAGEMENT ACT 1991
FORM 6**

**FURTHER SUBMISSION IN SUPPORT OF, OR IN OPPOSITION TO, SUBMISSION ON
PUBLICLY NOTIFIED PROPOSED PLAN CHANGE TO CENTRAL OTAGO DISTRICT PLAN**

Clause 8 of Schedule 1, Resource Management Act 1991

To: Central Otago District Council
PO Box 122
Alexandra 9340



SUBMITTER: Highlands Motorsport Park Limited (Highlands)

1. This is a further submission in support of a submission made on proposed Plan Change 13 to the Central Otago District Plan ("PC13").
2. Highlands is a person who has an interest in the proposal that is greater than the interest the general public has. Highlands interest in the application was outlined in detail in their original submission (submitter no 144).
3. This submission is in support of Racer Products limited, Submitter No 288.
4. Highlands wish to be heard in support of this submission and will consider presenting a joint case with other parties that make a similar submission.

Summary

5. PC13 has the potential to significantly impact the operation of local businesses that provide both direct and indirect benefits to the community through employment and economic opportunities.
6. Since their establishment, Highlands have made a point to work with local businesses, and in doing so have established themselves as a significant and important contributor to the community. In this regard, establishing mutually beneficial relationships with local businesses has been of particular importance. Racer Products provide an example of a business that has developed as a result of the opportunities generated by the activity at Highlands.

Specific Points

7. Highland's support the following submission points: 288/1, 288/2, 288/3 and 288/5. We have provided a summary of these issues:
 - (a) Racer Products Limited have established themselves as a complimentary business to the motorsport park. No assessment has been made on the direct or indirect effects of PC13 on local businesses.

ENTERED
29/10/18

- (b) PC13 gives rise to reverse sensitivity issues, particularly in relation to motorsport activity. The application fails to provide a mechanism which protects the consented level of activity, but also risks the imposition of further restrictions due to future complaints and may significantly constrain potential future developments at the Speedway and Highlands which are both physical resources.

Relief Sought

- 8. The application is incompatible with the receiving environment. Highlands seek the following decision from Council:
 - (a) PC13 is refused.



.....
Date: 29 October 2018

B Irving / D McLachlan

Solicitor for Submitter

Address: Gallaway Cook Allan, Lawyers
PO Box 143,
Dunedin 9054

Phone: 03 477 7312

Email: bridget.irving@gallawaycookallan.co.nz
derek.mclachlan@gallawaycookallan.co.nz

RESOURCE MANAGEMENT ACT 1991
FORM 6

FURTHER SUBMISSION IN SUPPORT OF, OR IN OPPOSITION TO, SUBMISSION ON
PUBLICLY NOTIFIED PROPOSED PLAN CHANGE TO CENTRAL OTAGO DISTRICT
PLAN

Clause 8 of Schedule 1, Resource Management Act 1991

To: Central Otago District Council
PO Box 122
Alexandra 9340



SUBMITTER: Highlands Motorsport Park Limited (Highlands)

1. This is a further submission in opposition of a submission made on proposed Plan Change 13 to the Central Otago District Plan ("PC13").
2. Highlands is a person who has an interest in the proposal that is greater than the interest the general public has. Highlands interest in the application was outlined in detail in their original submission (submitter no 144).
3. Highlands oppose the entire submission of River Terraces Development Limited ("RTDL") on PC13 (submitter no 298).
4. Highlands wish to be heard in support of this submission and will consider presenting a joint case with other parties that make a similar submission.

Summary

5. PC13 is located within a rural area that has lawfully established activities. The development enabled by PC13 will result in reverse sensitivity effects that cannot be avoided, remedied or mitigated.

Specific Points

6. RTDL has introduced acoustic insulation framework as a method of reverse sensitivity protection. These can be summarised as:
 - (a) Requiring all noise sensitivity activities on the site to be adequately acoustically insulated from noise sources within the surrounding environment; and
 - (b) Requiring that all incoming residents and occupants of the site are made very well aware of the nature and scale of the noise effects that are permitted on nearby orchards, HMP and Speedway sites through a no-complaints covenant.

Acoustic Insulation

ENTERED
29/10/18

7. RTDL propose three categories of 'acoustic insulation zones.' This is proposed to give effect to Objective 20.3.10 – *Compatibility with surrounding activities* and the ASTM E1332-16 – *Standard Classification for Rating Outdoor-Indoor Sound Attenuation* ("OITC"). Highlands consider the proposed provision to be inadequate.
 - (a) The proposed insulation will not avoid residents being exposed to noise levels inconsistent with a residential area. They are not adequate to mitigate noise generated at Highlands and will result in significant adverse effects on residents.
 - (b) Acoustic insulation is limited to 'noise sensitive spaces' only.
 - (c) No mitigation is available for noise effects on outdoor areas.
 - (d) The Style's Group Report identifies that because the design of the dwelling is not available at the plan change stage, it is not possible to prepare precise specifications for construction. Therefore the outcome is uncertain.
 - (e) The proposed insulation rules require that buildings are designed, constructed and maintained to achieve OITC requirements in the Acoustic Insulation Plan, and that a report is required to confirm compliance. This places an obligation on future Lot owners to commission a report for every building constructed. This will be costly and inefficient and serves to demonstrate that the site is inappropriate for residential activity.
 - (f) For clarity, Highlands submit that the reverse sensitivity effects cannot be avoided, remedied or mitigated.

No-Complaints Covenant

8. RTDL has modified Rule 20.7.7 ((viii) and (ix) and provided draft restrictive no-complaints covenants within Appendix 2 of the submission.
 - (a) RTDL fail to address the administrative difficulties of enforcing no-complaints covenants.
 - (b) The Styles Report identifies that no-complaints covenants will raise 'awareness' and consider this to be the most important measure of protecting against reverse sensitivity effects. No consideration has been given to the ability to enforce the no-complaints covenant or the ability for Highlands to manage the inevitable complaints.
 - (c) The no-complaints covenant is restricted to 'Approved Activities' on the date of the instrument. Essentially, a covenant does not provide for the development or growth of either motorsport or horticultural activities. This will hamstring future development of Highlands which fails to achieve sustainable management of it as a physical resource.
9. Overall, RTDL's proposal fails to adequately recognise and protect the existing activities surrounding the PC13 site.

Relief Sought

10. The application remains incompatible with the receiving environment. Highlands seek the following decision from Council:
 - (a) PC13 is refused.



.....
Date: 29 October 2018

B Irving / D McLachlan

Solicitor for Submitter

Address: Gallaway Cook Allan, Lawyers
PO Box 143,
Dunedin 9054

Phone: 03 477 7312

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derek.mclachlan@gallawaycookallan.co.nz

RESOURCE MANAGEMENT ACT 1991

FORM 6

FURTHER SUBMISSION IN SUPPORT OF, OR IN OPPOSITION TO
SUBMISSION ON PUBLICLY NOTIFIED PROPOSED PLAN CHANGE
TO CENTRAL OTAGO DISTRICT PLAN

Clause 8 of Schedule 1, Resource Management Act 1991



To: Central Otago District Council
PO Box 122
ALEXANDRA 9340

Name of person making further submission: Ian Anderson
(Full name)

This is a further submission in support of (or in opposition to) a submission on proposed Plan Change 13 to the Central Otago District Plan.

I am:

1. A person representing a relevant aspect of the public interest, the grounds for saying this being:

as attached.....; or,

2. A person who has an interest in the proposal that is greater than the interest the general public has, the grounds for saying this being:

as attached.....; or,
(Please state whether you are a person who may make a submission under 1 and/or 2 above and also specify/explain the grounds for saying that you come within category 1 and/or 2)

3. The local authority for the relevant area.

I support (or oppose) the submission of:

as attached.....on Plan Change 13.
(Please state the name and address of original submitter and submission number and submission point number of original submission)

The particular parts of the submission I support (or oppose) are:

as attached.....

(Please clearly indicate which parts of the original submission you support or oppose, together with any relevant provisions of the proposal and continue on an additional page if necessary)

The reasons for my support (or opposition) are:

as attached.....

(Please give reasons and continue on an additional page if necessary)

ENTERED
29/10/18

I seek that the whole or part [describe part], of the submission be allowed (or disallowed):

As attached

(Please give precise details)

I wish/(or do not wish) to be heard in support of my further submission.
(Please strike out as applicable)

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

[Handwritten Signature]

28/10/18

Signature of person making Further Submission Date
(or person authorised to sign on behalf of person making further submission)
(A signature is not required if you make your submission by electronic means)

Electronic address for service of person making further submission:
(Please write clearly)

ian.anderson13@
hotmail.com

Telephone No: 0274219121

Postal Address: 13 Sunhaven Cove
Crumwell

Contact Person: NA
(name & designation, if applicable)

**FURTHER SUBMISSIONS IN SUPPORT OF, OR IN OPPOSITION TO, ANY SUBMISSION
ON PROPOSED PLAN CHANGE 13 CLOSE ON MONDAY 29 OCTOBER 2018**

Note to person making Further submission

A copy of your further submission must be served on the original submitter within 5 working days after it is served on the local authority.

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.

**Further Submission in Opposition to Proposed Plan Change 13
Addendum to Form 6**

25 October 2018

To: Central Otago District Council, PO Box 122, Alexandra (Info@codc.govt.nz)

Name of Person Making Further Submission: Ian Anderson

I am making this submission as either or both a person representing a relevant aspect of the public interest and as a person who has an interest in the proposal that is greater than the interest the general public has; the grounds for saying this being I live and own property in Cromwell and will be affected if PPC13 is approved.

The local authority for the relevant area is Central Otago District Council, and also includes the Otago Regional Council.

I support the submissions of all those original submitters (400+) who indicated that they were in opposition to PPC13, as per the summary of submissions provided by CODC. I do not support the single submission that was in support of PPC13.

The particular parts of the submissions that were in opposition to PPC13, and that I support are in relation to the environmental effects on myself and others. These include, but are not limited to the loss of Cromwell's rural character because of high density, inappropriate urban development that may affect my land value, and the enjoyment of my local area. PPC13 is the wrong type of subdivision in the wrong location. The environmental effects that either directly or indirectly affect me are set out below:

Air -

The proposal states, in one line, that it will meet ORC's Air Plan. It does not state at all how it will meet the requirements, and that is concerning as currently the proposed development will be located in Air Zone 3, separated by approximately 250 metres from the boundary with Air Zone 1. Air Zone 1 covers all of Cromwell, from near Aurum Vineyards going south to Cemetery Road, including Ripponburn Home area, then east to Lake Dunstan, including the sewage treatment plant but excluding the chaffer beetle reserve, then north to Deadman's Bridge, then follows the shoreline back to near Aurum Vineyards.

See www.orc.govt.nz/media/1456/air-zone-1-cromwell.pdf for the actual map.

As the proposed development is located in Air Zone 3 it would allow home owners to install woodburners with a particulate emission rate of less than 1.5 g/kg and a thermal efficiency of not less than 65%, whereas if the property was in Air Zone 1 the particulate emission rate would have to be 0.7 g/ kg or less. If the proposed 800+ houses all install woodburners then this would have an horrific effect on the health and well being of all the residents in Cromwell, including myself, with the increased smoke and ash that would hang over Cromwell, especially on the calm days of winter.

There are also different rules for outdoor burning between Air Zone 1 and Air Zone 3.

Rule 16.3.2.1 of the Air Plan states:

Discharges from outdoor burning on residential properties in Air Zone 1 or 2 - are a permitted activity

Except as provided for by Rule 16.3.2.5,(cooking of food) the discharge of contaminants into air from outdoor burning on any residential property in Air Zone 1 or 2; is a permitted activity, providing:

- (1) Only paper, cardboard, vegetative matter or untreated wood is burnt; and
- (2) The material is from the property where the burning occurs; and
- (3) The material is dry at the time of burning; and
- (4) **The burning does not occur within 50 metres of the closest part of the boundary of the property;** and
- (5) Any discharge of smoke, odour or particulate matter is not offensive or objectionable at or beyond the boundary of the property.

Most residential properties in Air Zone 1 cannot meet the the 50 metres boundary restriction and therefore residents are prohibited from burning rubbish outdoors.

However, Rule 16.3.2.3 doesn't have a boundary restriction. It states that:

Discharges from outdoor burning on properties which are not production land, in Air Zone 3 - are a permitted activity.

Except as provided for by Rule 16.3.2.5,(cooking of food) the discharge of contaminants into air from outdoor burning on any property which is not production land, in Air Zone 3; is a permitted activity, providing:

- (a) Only paper, cardboard, vegetative matter or untreated wood is burnt; and
- (b) The material is from the property where the burning occurs; and
- (c) The material is dry at the time of burning; and
- (d) Any discharge of smoke, odour or particulate matter is not offensive or objectionable at or beyond the boundary of the property.

Therefore all the residents in the proposed development which will be non production land in Air Zone 3, and are permitted to burn all their dry outdoor rubbish regardless of how far away the fire would be from their house boundary. This will have a detrimental effect not just on myself but all the surrounding residents of Cromwell. The ORC submission stated that on average Cromwell residents experience over 30 days during winter where pollution levels breach the national standard and that a major source of these particulates are emissions from solid fuel home heating appliances, but it did not mention the cumulative effects of backyard rubbish burning from the residential properties in the proposed development.

It would be prudent for Council/Environment Court, if the Plan Change is ultimately approved, to ensure that the Rules for this Plan Change impose conditions similar to those at Lake Hayes Estate; that there are no domestic or commercial fires at all, either inside or outdoors, and that heating is only from electricity, diesel or gas? If this is not possible then ORC needs to promote a change to Air Zone 1 to include the development area, thereby effectively banning outdoor burning.

Infrastructure (Water, Sewage, Stormwater):

I am very concerned about, and oppose the extra burden that will be placed on myself as well as other ratepayers providing infrastructure to the proposed development.

Water -

The proposal stated that the existing water pipes do not have the capacity to supply potable water to the proposal. An upgrade to the town reticulated supply could cost upwards of \$3,500,000 (Pg 310). Who is going to pay for that? If it falls to Council, then that is going to affect me as a ratepayer.

An imposed one-off development levy could fall well short of the necessary funding needed. There was no assessment in the application, of the effects on the Cromwell aquifer from the use of irrigation bores throughout the proposed development, therefore this aspect may or may not have an effect on me.

Sewage -

As the existing wastewater pipe doesn't have enough capacity if this proposal goes ahead, then who will pay to upgrade the wastewater connection from the land to Bannockburn Road and the two wastewater pump stations that will be required (pg 270). Again, an imposed one-off development levy could fall well short of the necessary funding needed.

The proposal is silent as to whether the current wastewater treatment ponds have the capacity to process the expected sewage from the proposed development. If the treatment ponds need upgraded again that is going to affect me as a ratepayer as new consents will be needed from ORC and there will be no allowance in the Long Term Plan for funding for this. Cromwell ratepayers do not want another debacle regarding lack of long term planning and funding that occurred in the past with renewing ORC discharge consents and expanding the wastewater ponds.

Stormwater -

Proposed soak pits for each residence and business are not and should not be the "usual method for development in Cromwell". The Paterson Pitts report states that there is no reticulated stormwater system in the Cromwell area. (pg 267 of application). This is untrue as I live in Cromwell and my household stormwater is collected into pipes that flow into a network administered by the CODC. I'm sure this reticulated system, paid for by ratepayers is not just for my sole benefit.

Reticulation of stormwater should be the norm now, especially given the sheer size of the proposal and we should all be doing our best to protect the receiving environment from any possible contaminants from property and road run-off. The receiving environment includes considering any adverse effects on other water users which has not been considered in the application. As a fisherman I value and use the lake regularly and do not want the water quality of Lake Dunstan adversely affected by large volumes of stormwater entering the lake via the underground aquifers.

Visual -

I regularly drive past the proposed area and have enjoyed the open vistas to Bannockburn. This area is currently zoned for 2 ha lifestyle blocks and would look absolutely awful if it was crowded with tiny sections with 2 story houses sitting side by side. It is an entirely inappropriate use of the land and should not be rezoned to high density housing. It would be depressing to have to view rows and rows of high density block housing.

Noise -

Many submitters raised concerns about noise and how ineffective proposed covenants would be in alleviating this issue for residents. There is already the noise from legally allowed and consented activities surrounding the proposed development, such as frost fighting helicopters, bird scaring devices, orchard spraying machinery, road traffic, air traffic from the nearby airport and car and go kart racing at the Central Speedway and Highlands Motorsport Park. I will be personally affected if my rates increase to cover the processing of noise complaints for all the above activities, from visitors, workers and residents of the proposed development. The possible loss or closure of the orchards and motor racing facilities would affect my enjoyment of being able to buy fresh fruit straight from the orchard, and attend events at both motorsport facilities, both as a spectator and volunteer.

Traffic -

As an emergency services volunteer and having attended many crashes at intersections I will be affected by the proposed increase in volume of traffic that will be using the highway intersection with Sandflat Road. If there are events on at Highlands, there is always some form of temporary traffic management at the intersection, but there would be serious effects on emergency services and Cromwell residents because of the daily increase at this intersection, especially as it is on a 100 kph stretch of highway. I will also be affected by the inability in an emergency to manouvre a large fire engine around the very narrow streets which will be crowded with parked cars, boats, trailers and caravans in the proposed development, especially as there is only a proposed provision for 1 off street car park. I note that there was no submission made by FENZ in relation to the these effects of PPC13.

The reasons for my support of the opposing submissions' particular parts, have been outlined with each particular part of my submission above.

I seek that the whole of this further submission and/or the 400 plus submissions in opposition that I support, be allowed.

I wish to be heard in support of my further submission. I request that Council give consideration to the Hearing being held in Cromwell, not Alexandra.

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

RESOURCE MANAGEMENT ACT 1991

FORM 6

FURTHER SUBMISSION IN SUPPORT OF, OR IN OPPOSITION TO, SUBMISSION ON PUBLICLY NOTIFIED PROPOSED PLAN CHANGE TO CENTRAL OTAGO DISTRICT PLAN

Clause 8 of Schedule 1, Resource Management Act 1991



To: Central Otago District Council
PO Box 122
ALEXANDRA 9340

Name of person making further submission: ...Jackson, Elvidge & Stark Partnership (owner of Lot 1 DP 18843)....

(Full name)

This is a further submission in support of (or in opposition to) a submission on proposed Plan Change 13 to the Central Otago District Plan.

I am:

1. A person representing a relevant aspect of the public interest, the grounds for saying this being:

.....; or,

2. A person who has an interest in the proposal that is greater than the interest the general public has, the grounds for saying this being:

The Partnership is the owner of the property located at 180 State Highway 8B which could also provide future residential development land to support Cromwell's growth; or,
(Please state whether you are a person who may make a submission under 1 and/or 2 above and also specify/explain the grounds for saying that you come within category 1 and/or 2)

3. The local authority for the relevant area.

I support (or oppose) the submission of:

Support the submission of Shirley Ann Calvert (submission number 40) on Plan Change 13.
(Please state the name and address of original submitter and submission number and submission point number of original submission)

The particular parts of the submission I support (or oppose) are:

Support the assertion that the proposal should be put on hold until after the completion of the Masterplan and District Plan review processes.

(Please clearly indicate which parts of the original submission you support or oppose, together with any relevant provisions of the proposal and continue on an additional page if necessary)

The reasons for my support (or opposition) are:

To ensure that the development of Cromwell into surrounding areas is undertaken in an orderly and logical manner. The partnership also submitted on Resource consent application RC170387 by CHP Developments Ltd to ensure that provision was made for suitable roading and cross-border connectivity to protect the future development potential of suitably-located land capable of accommodating Cromwell's growth.

(Please give reasons and continue on an additional page if necessary)

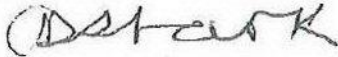
F 29/10/18 D

I seek that the whole *or* part [describe part], of the submission be allowed (*or* disallowed):

.....
.....
(Please give precise details)

I ~~wish~~/ do not wish to be heard in support of my further submission.

(Please strike out as applicable)



.....
..... 26/10/18

Signature of person making Further Submission **Date**
(or person authorised to sign on behalf of person making further submission)
(A signature is not required if you make your submission by electronic means)

Electronic address for service of person making further submission: davidstark@meadstark.co.nz
(Please write clearly)

Telephone No: 03 4450616

Postal Address: PO Box 29
The Mall
Cromwell
.....

Contact Person: David Stark
(name & designation, if applicable)

**FURTHER SUBMISSIONS IN SUPPORT OF, OR IN OPPOSITION TO, ANY SUBMISSION
ON PROPOSED PLAN CHANGE 13 CLOSE ON MONDAY 29 OCTOBER 2018**

Note to person making Further submission

A copy of your further submission must be served on the original submitter within 5 working days after it is served on the local authority.

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.

RESOURCE MANAGEMENT ACT 1991

FORM 6

FURTHER SUBMISSION IN SUPPORT OF, OR IN OPPOSITION TO, SUBMISSION ON PUBLICLY NOTIFIED PROPOSED PLAN CHANGE TO CENTRAL OTAGO DISTRICT PLAN

Clause 8 of Schedule 1, Resource Management Act 1991



To: Central Otago District Council
PO Box 122
ALEXANDRA 9340

Name of person making further submission: JAMES DICEY

(Full name)

This is a further submission in support of (or in opposition to) a submission on proposed Plan Change 13 to the Central Otago District Plan.

I am:

1. A person representing a relevant aspect of the public interest, the grounds for saying this being: I represent the Central Otago Winegrowers Association, the membership organisation of winegrowers in Central Otago. Specifically the appropriateness of using prime agricultural land for residential development; or, AND

2. A person who has an interest in the proposal that is greater than the interest the general public has, the grounds for saying this being: I live in Bannockburn, I visit the speedway and use Highlands motorsport park as a member, I grow grapes in Central Otago

(Please state whether you are a person who may make a submission under 1 and/or 2 above and also specify/explain the grounds for saying that you come within category 1 and/or 2)

3. The local authority for the relevant area.

Please see appendix for further details - attached

I support (or oppose) the submission of:

on Plan Change 13.

(Please state the name and address of original submitter and submission number and submission point number of original submission)

The particular parts of the submission I support (or oppose) are:

(Please clearly indicate which parts of the original submission you support or oppose, together with any relevant provisions of the proposal and continue on an additional page if necessary)

The reasons for my support (or opposition) are:

(Please give reasons and continue on an additional page if necessary)

ENTERED 29/10/18 TD

I seek that the whole or part [describe part], of the submission be allowed (or disallowed):

.....
.....
(Please give precise details)

I wish ~~(or do not wish)~~ to be heard in support of my further submission.
(Please strike out as applicable)

~~If others make a similar submission, I will consider presenting a joint case with them at a hearing.~~
(Please delete if you would not consider presenting a joint case)

.....
Signature of person making Further Submission Date
(or person authorised to sign on behalf of person making further submission)
(A signature is not required if you make your submission by electronic means)

[Handwritten Signature]

20/10/2018

Electronic address for service of person making further submission: *james@grapevision.co.nz*
(Please write clearly)

Telephone No: *0274450602*

Postal Address: *128 Cairnmuir Road, RD2*
Cromwell, 9384

Contact Person:
(name & designation, if applicable)

FURTHER SUBMISSIONS IN SUPPORT OF, OR IN OPPOSITION TO, ANY SUBMISSION ON PROPOSED PLAN CHANGE 13 CLOSE ON MONDAY 29 OCTOBER 2018

Note to person making Further submission

A copy of your further submission must be served on the original submitter within 5 working days after it is served on the local authority.

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.

I support the submission of (listed below) on Plan Change 13	The particular parts of the submission I support are:	The reasons for my support are:	I seek that the whole of the submission be allowed:
2. Roger James Aburn	2/2 2/3 2/4 2/6 2/7	2/2 Removal of land for food production will remove a valuable natural resource from the region. The town of Cromwell has partially grown due to the success of farming endeavours (pastoral, horticultural and viticultural) 2/3 The loss of the land will remove the land as a resource to support employment if it is not farmed 2/4 The existing businesses in the area will be affecting 2/6 No complaints covenants are not effective planning tools and do not stop people from making complaints. Offset is not practical on this site given the distance the noise is likely to travel, the same applies to horticultural sprays 2/7 The decision/process for Plan Change 13 should be delayed until after the Cromwell Masterplan process is completed. Residential space will only be required in the long term, assuming the pace of development continues as it is	Yes
7. Gary Anthony Anderson	7/1 7/2 7/3	7/1 Economic and social benefits for Cromwell and the region of Highlands are massive 7/2 This development puts the development of a high end \$50m golf course at risk 7/3 This development will extend the regions urban sprawl	Yes
8. Ian Anderson	8/5 8/6	8/5 The turn in to Sandflat road is currently dangerous with both the traffic pole and the stone wall recently installed by the developer plus associated plantings making assessment of traffic difficult and turning on to the State Highway dangerous 8/6 Likely this will increase the level of air pollution outside the air shed defined for Cromwell. As it is outside the ORC air shed this may result in wood burners which are subject to rural rather than urban controls	Yes
18. Alan Duncan Beaton	18/2 18/4	18/2 This development undermines the planning included in the District Plan and has had no community input. Additionally, it destroys the open spaces the Cromwell Community values. 18/4 The no-complaints covenants will be difficult and costly to enforce and will be a burden on the rate payers.	Yes
19. Ian Campbell Begg	19/1	19/1 This will create a community disconnected to Cromwell	Yes

I support the submission of (listed below) on Plan Change 13	The particular parts of the submission I support are:	The reasons for my support are:	I seek that the whole of the submission be allowed:
	19/2 19/3 19/4	19/2 There will be no physical or cultural connection to Cromwell 19/3 The other areas in Cromwell nominated in the submission should be developed first, if still required and the noise and spray issues can be resolved with appropriate design controls and offsets, then the Plan Change could be considered 19/4 Having a retirement home at close proximity to noisy activities makes no sense	
22. Ivan James Blackler	22/1	22/1 Fragmentation will occur with a school and shops outside the existing town infrastructure. Additionally, numbers will not support a school according to the Ministry of Education	Yes
26. Peter Raymond Brass	26/8	26/8 The full impact of the ratepayers for the cost of infrastructure has not been properly costed out as detailed consideration on the scale and loading of existing infrastructure is not full analysed	Yes
45. Central Speedway Club Cromwell Incorporated	45/5 45/7	45/5 & 45/7 The continued impact of the noise from surrounding activities is likely to have a health impact on the residents of the subdivision and the controls able to be put in place will likely be ineffective as they cannot stop all the noise nor can they adequately reduce noise outside the houses in the sections and associated areas.	Yes
52. Anthony John Clark	52/9	52/9 There is no substantive affordable housing plan included within Plan Change 13. Small sections do no guarantee housing affordability.	Yes
63. Thomas Alan Coull	63/7 63/8 63/9 63/10 63/11 63/14 63/16	63/7 Small sections do not translate in to being affordable. The development is not located near to an appropriate transport hub 63/8 There is a lack of cycling or walking facilities to link the development to Cromwell and the developer has not addressed these properly in their submission. The design guidelines additionally do not adequately consider the cultural value of open space and landscape values of Cromwell 63/9 The developer has a history of promising facilities and then removing them to place additional houses in their place (see the Northlake development and what has happened with the tennis courts and nature and type of shopping facilities) 63/10 The additional people the sub-division will bring will increase the danger of	Yes

I support the submission of (listed below) on Plan Change 13	The particular parts of the submission I support are:	The reasons for my support are:	I seek that the whole of the submission be allowed:
		<p>the roads around Cromwell and for the commute to Queenstown or Wanaka</p> <p>63/11 The infrastructure on this side of Cromwell is not able to cope with the number of residences and there is insufficient evidence the full scope of the impact on community funded infrastructure has been undertaken to the appropriate level</p> <p>63/14 A disregard for the planning process has been demonstrated by the developer starting the formation of roads within the subdivision and how the road frontage has been dressed up.</p> <p>63/16 Low light areas such as Cromwell are becoming more rare – the development has not adequately addressed this issue</p>	
69. Anthony John Cox	69/3 69/4	<p>69/3 Travellers accommodation in a residential sub-division should be removed as the impacts are significant</p> <p>69/4 The no complaint covenant needs to extend to every single section as they will be all affected</p>	Yes
91. Matt Dicey	91/4 91/6 91/13	<p>91/4 A lack of staging for the development indicates that this is a money grab rather than an attempt to create a development that meets the needs of Cromwell</p> <p>91/6 A lack of car parking in Cromwell will be exacerbated by the increased residents at the subdivision</p> <p>91/13 The visual amenity from the south, including night light amenity, has not been properly considered</p>	Yes
92. Robin Henry Maguire Dicey	92/5	92/5 The creation of what is obviously a commuter satellite community does nothing to enhance the values of the Cromwell Community	Yes
96. Rex Edgar	96/9	96/9 Emergency services will have trouble to access a number of the areas in the development due to clogged roads on the sub-division due to poor consideration for parking	Yes
122. Richard Andrew Ford	122/4 122/5 122/7 122/10	122/4 The inclusion of to storey buildings in the retirement centre area smacks of a lack of planning and foresight on accessing aged care facilities and indicates that the retirement centre is included as a red herring to give the developer more flexibility in the future and would likely remove this component	Yes

I support the submission of (listed below) on Plan Change 13	The particular parts of the submission I support are:	The reasons for my support are:	I seek that the whole of the submission be allowed:
	122/11 122/13 122/20	122/5 A 3 storey building in a rural surrounding shows poor rural/urban planning and is completely inappropriate for the area the development is in 122/7 A buffer zone is not sufficient to properly address noise issues from all the surrounding areas 122/10 Better planning relating to traffic movements is required 122/11 Sandflat road upgrade should be at the cost of the developer and shows a lack of contribution to the full cost of the infrastructure 122/12 The safety of the road verge with the current construction materials is compromised and will likely lead to more significant harm to people if there is an accident on that stretch of the road the subdivision touches 122/20 A lack of consideration of other local infrastructure such as usage of the local tracks shows the unintended or ill considered consideration of the full cost of the development on the local community	
123. 45 South Group of Companies (45 South Cherry Orchards Ltd & 45 South Management Ltd)	123/8 123/9 123/13 123/16 123/26 123/27 123/28	123/8 Agrichemicals are toxic and odorous and one of the best methods of reducing impact is offset – the development plan does not comply with the recommended offset of a minimum of 100m as included in the ORC Air Plan 123/9 The use of burning as a biosecurity protocol can negatively affect air quality in close proximity to the development 123/13 Alternate access routes need to be considered in the development plan and contributions to upgrading these offered 123/16 The distance to walk or cycle to Cromwell makes the location of the development unsuitable 123/26 PC 13 is contrary to and does not give effect to the Operative Regional Policy Statement, in particular 5.4.1, 5.4.2, 5.5.2, 5.5.3, 5.5.4, 9.4.1, 9.5.2, 9.5.3, 9.5.4 and 9.5.5. 123/7 PC 13 is contrary to and does not have regard to the Proposed Regional Policy Statement, in particular Chapter 1, Objective 3.1, Policy 3.1.7, Objective 4.3, Objective 4.5, Policies 4.5.1 to 4.5.3, Objective 5.3 and Policy 5.3.1. 123/28 PC 13 is contrary to the objectives and policies of the Central Otago District	Yes

I support the submission of (listed below) on Plan Change 13	The particular parts of the submission I support are:	The reasons for my support are:	I seek that the whole of the submission be allowed:
		Plan, in particular Objectives 4.3.1 and 4.3.7, Policies 4.4.3, 4.4.6, 4.4.8, 4.4.9 and 4.4.10, Objectives 6.3.1, 6.3.2, 6.3.3, 6.3.4 and 6.3.6, Policies 6.4.1, 6.4.2 and 6.4.4, Objectives 7.1.1 and 7.1.2, Policy 7.2.1, Objectives 13.3.1, 13.3.2 and 13.3.5, Policy 13.4.2, Objectives 16.3.1, 16.3.2, 16.3.4 and 16.3.5 and Policies 16.4.1, 16.4.3 and 16.4.7.	
126. Freshmax NZ Limited	126/11	126/11 Shelterbelts will increase shading on residential areas and need to be considered as part of the reverse sensitivity issues	Yes
144. Highlands Motorsport Park Limited (Highlands)	144/3 144/10 144/11 144/9	144/3 There has been no consultation by the developer (noticeable by its absence) with the local community so will likely lead to additional complaints and issues with the development and its neighbours and the community at large 144/10 The impact of the noise will be a significant issue for the residents of the subdivision and cannot be fully mitigated. The particular type of noise from Highlands in particular will have a negative effect on people 144/11 Mitigation measures for the noise from Highlands and the Speedway cannot be fully effective due to the type and level of noise. There is also a cumulative noise effect with concurrent activities to be considered (traffic, orchard operations, airport etc all happening at the same time) 144/9 Cumulatively the health impact from noise should not be underestimated and needs to be a key consideration when the overall impact on residents is considered.	Yes
146. Greg & Ros Hinton	146/12 146/17	146/12 The National Policy Statement for Urban Development Capacity is not properly considered in the planning aspects of the document about how the development will fit in with the overall aspect of the environment 146/17 PC 13 is contrary to the purpose and principles of the Resource Management Act.	Yes
151. Horticulture New Zealand	151/3	151/3 Suitable high quality rural land, particularly for grapes and cherries are increasingly under threat	Yes
191. Julene Ludlow	191/7 191/8	191/7 It is uncertain that there be sufficient capability in the aquifer to enable the greenways to be sufficiently irrigated. It does not appear that the ORC been	Yes

I support the submission of (listed below) on Plan Change 13	The particular parts of the submission I support are:	The reasons for my support are:	I seek that the whole of the submission be allowed:
	191/10	<p>contacted to ensure this is possible or feasible.</p> <p>191/8 Soakpits are insufficient in a residential subdivision to adequately deal with storm and waste water. It should be a condition of Plan Change 13 to properly dispose of waste water</p> <p>191/10 Proper research and consideration to the impacts of Plan Change 13 into the ORC Air Plan are required and are currently insufficient</p>	
239. Ministry of Education	239/3 239/4 239/5	239/3 & 239/4 & 239/5 The Ministry of Education suggests that there is no need under PC13 for a school to be included – it appears likely that if this is the case then the land will be used for additional housing lots	Yes
252. Werner Murray	252/6 252/8 252/21	<p>252/6 Objectives 20.3.1, 20.3.8, 20.3.9 are not properly considered as this is not a logical progression of development</p> <p>252/8 The urban design report is not sufficiently detailed or considered</p> <p>252/21 NPS-UDC is not applicable to Cromwell</p>	Yes
285. Public Health South	285/4 285/5	<p>285/4 Reverse sensitivity in the context of health are not fully or properly considered</p> <p>285/5 Health and safety of residents is not properly considered</p>	Yes
310. Sarita Orchard	310/5	310/5 Proximity of residential sections to orchards presents an enhanced biosecurity risk	Yes



**RESOURCE MANAGEMENT ACT 1991
FORM 6
FURTHER SUBMISSION IN SUPPORT OF, OR IN OPPOSITION TO
SUBMISSION ON PUBLICLY NOTIFIED PROPOSED PLAN CHANGE
TO CENTRAL OTAGO DISTRICT PLAN**

Clause 8 of Schedule 1, Resource Management Act 1991

To: Central Otago District Council
PO Box 122
ALEXANDRA 9340

Name of person making further submission:Janeen Margaret Wood.....

This is a further submission in support of ~~(or in opposition to)~~ a submission on proposed Plan Change 13 to the Central Otago District Plan.

I am:

1. A person representing a relevant aspect of the public interest, the grounds for saying this being:

.....;

or,

2. A person who has an interest in the proposal that is greater than the interest the general public has, the grounds for saying this being:

a Cromwell resident, in the tourism industry and a supporter of motorsport.

3. The local authority for the relevant area.

I support ~~(or oppose)~~ the submission of:

1. Thomas Alan Coull, thomascoull@gmail.com, 63 – support all
2. Highlands Motorsport Park Limited, bridget.irving@gallowaycookallan.co.nz, 144 – support all
3. Motorsport NZ, brian@motorsport.org.nz, 248 – support all
4. Mt Difficulty Wines, matt@mtdifficulty.nz, 249 – support all, particularly 249/13 landscape visual amenity
5. Werner Murray, carolynwerner@mac.com, 252 – support all
6. Wally Sanford, mrwallysanford@gmail.com, 308 – support all
7. David Garth Stark, davidstark@meadstark.co.nz, 349 – support all
8. Greg & Vivienne Wilkinson, greg.a.wilkinson@gmail.com, 396 – support all

on Plan Change 13.

The particular parts of the submission I support ~~(or oppose)~~ are:

- 249, 308, 349, 396 – **Effect on Orchards:** Incompatibility with orchard operation (349/2) Land use priority should be in favour of horticulture (308/1) A loss of agricultural land, impact on economy, Cromwell is known as a great region to grow very high quality fruits, and is one of our communities sustainable industries (349/4), Impact on tourism, reverse sensitivity particularly spray drift – orchards by their very nature generate noise and undertake activities that are not conducive to a residential neighbourhood (396/4). These matters have been raised by submitters but there is insufficient information in the application to address these matters. We request a report in accordance with S42A(1) of the Resource management Act 1991.
- 249, 252, 396 – **Effect on Infrastructure:** Impact on wastewater or other amenities do not seem to have been addressed (249/3) Significantly overload the town infrastructure and associated amenities (249/4) Extending services to this part of the basin is not economically viable (252/13) Additional residences will add strain on existing wastewater and reticulated water infrastructure.(396/8) Insufficient detail in Matt McDonald report to make infrastructure decisions, and to determine cost on rate payers in the future, we request a report in accordance with S42A(1) of the Resource management Act 1991.
- 63, 249, 252, 308, 396 – **Effect on Community:** Immediate and untimely disproportionate effect on the small Cromwell community in relation to its current population; the proposal has adverse effects on the

environment and its resources (63/4, 252/3, 308/14), Cromwell community plan has not been addressed in this regard. Dark sky policies have not been addressed (63/16). Effect on landscape and amenity (249/13). Connectivity for cyclists and pedestrians (396/11) Effect on the economy (144/16)

- 249, 252, 349, 396 - **Effect on Master Planning and Urban Design:** Out of centre development, no analysis on established commercial uses in Cromwell, no comment on retail hierarchy has been made (252/1), Ensure effective and meaningful development of Masterplan exercise (249/1 & 2, 252/1, 396/2 & 13) Against our town evolving in an ad hoc unstructured manner (349/6)
- 144, 248, 249, 349 – **Effect on Tourism:** Employment in Cromwell (144/2), Tourism (144/16, 248/4, 349/5), Visual amenity in relation to views and against CODC regional identity 249/13.
Insufficient information provided in application to address these issues, We request a report in accordance with S42A(1) of the Resource management Act 1991.
- 249, 252,396 - **Effect on Traffic:** Additional traffic on Cromwell to Bannockburn roads, commuters to Queenstown put pressure on roading network (249/5) Safety concerns not addressed or the cost of congestion with commuters (252/11 & 396/10) Sandflat Rd would need to be sealed and upgraded (396/8). Traffic report is insufficient and a Council peer review should be conducted. NZTA have not applied enough rigger as the development will impact the Kawarau Gorge and ultimately the Shotover bridge. Further information is required.

(Please clearly indicate which parts of the original submission you support or oppose, together with any relevant provisions of the proposal and continue on an additional page if necessary)

The reasons for my support (~~or opposition~~) are:

As detailed above there are a number of outstanding issues that need further information and are also significant enough to mean that ultimately the issues cannot be mitigated making this plan change at this scale and in this location un-supportable.

I seek that the whole ~~or part~~ [describe part], of the submission be allowed (~~or disallowed~~):

I wish/(or do not wish) to be heard in support of my further submission.

(Please strike out as applicable)

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

Signature of person making Further Submission Date

(or person authorised to sign on behalf of person making further submission)

(A signature is not required if you make your submission by electronic means)

Electronic address for service of person making further submission: ...

.....janeenmwood@xtra.co.nz.....

Telephone No:027 445 4488.....

Postal Address:271 Bannockburn Rd, RD2, Cromwell, 9348.....

Contact Person:Janeen Wood.....

FURTHER SUBMISSIONS IN SUPPORT OF, OR IN OPPOSITION TO, ANY SUBMISSION ON PROPOSED PLAN CHANGE 13 CLOSE ON MONDAY 29 OCTOBER 2018

Note to person making Further submission

A copy of your further submission must be served on the original submitter within 5 working days after it is served on the local authority.

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.

ENTERED
29/10/18

RESOURCE MANAGEMENT ACT 1991

FORM 6

FURTHER SUBMISSION IN SUPPORT OF, OR IN OPPOSITION TO,
SUBMISSION ON PUBLICLY NOTIFIED PROPOSED PLAN CHANGE
TO CENTRAL OTAGO DISTRICT PLAN

Clause 8 of Schedule 1, Resource Management Act 1991

To: Central Otago District Council
PO Box 122
ALEXANDRA 9340

Name of person making further submission:Jolanda Anna Foale..... (Full name)

This is a further submission in support of (~~or in opposition to~~) a submission on proposed Plan Change 13 to the Central Otago District Plan.

I am:

1. A person representing a relevant aspect of the public interest, the grounds for saying this being:
2. A person who has an interest in the proposal that is greater than the interest the general public has, the grounds for saying this being:

I am a person who holds an interest greater than the general public as I am a Cromwell resident, a commuter on the roads, a parent with school kids, in the tourism industry, in the horticulture supply industry, a supporter of motorsport, and a rate payer.

(Please state whether you are a person who may make a submission under 1 and/or 2 above and also specify/explain the grounds for saying that you come within category 1 and/or 2)

3. The local authority for the relevant area. I support (~~or oppose~~) the submission of:

1. James Dicey, james@grapevision.co.nz, 90 - support all
2. Robin Dicey, rhmdicey@gmail.com, 92 - support all
3. Peter John Mead & Alastair Stark, alanmckay@extra.co.nz, 228 - support in full
4. Df Jones Family Trust, and Suncrest Orchard Limited, jones.fam@extra.co.nz, 164 - support in full
5. Andrew John Iremonger, Iremonger.AJ@gmail.com, 156 - support all
6. Thomas Alan Coull, thomascoull@gmail.com, 63 - support all
7. Werner Murray, carolynwerner@mac.com, 252 - support all
8. Horticulture New Zealand, rachel.mcdlung@hortnz.co.nz, 151 - support all
9. MotorSport NZ, brian@motorsport.org.nz, 248 - support all
10. Mt Difficulty Wines, matt@mtdifficulty.nz, 249 - support all, particularly 249/13 landscape visual amenity
11. Highlands Motorsport Park Limited, bridget.irding@gallawaycookallan.co.nz, 144 - support all
12. Simon John Douglas Giles, simongiles1@mac.com, 131 - support all
13. NZ Transport Agency, richard.shaw@nzta.govt.nz, 254 - support in part - insufficient detail
14. Greg and Ros Hinton, alastair.bogan@rossbowling.co.nz, 146 - support all

on Plan Change 13.

(Please state the name and address of original submitter and submission number and submission point number of original submission)



The particular parts of the submission I support (or oppose) are:

- 90, 92, 228, 164, 151 – Effect on Orchards: being loss of agricultural land, impact on economy, impact on tourism, reverse sensitivity particularly spray drift (164/2), these matters have been raised by submitters but there is insufficient information in the application to address these matters. We request a report in accordance with S42A(1) of the Resource Management Act 1991.
- 156 – Effect on Infrastructure: insufficient detail in Mott MacDonald report to make infrastructure decisions, and to determine cost on rate payers in the future, we request a report in accordance with S42A(1) of the Resource Management Act 1991.
- 63, 252, 249 – Effect on Community: immediate and untimely disproportionate effect on the small Cromwell community in relation to its current population; the proposal has adverse effects on the environment and its resources (63/4, 252/3), Cromwell community plan has not been addressed in this regard. Dark sky policies have not been addressed (63/16). Effect on landscape and amenity (249/13).
- 252 – Effect on Master Planning and Urban Design: Out of centre development, no analysis on established commercial uses in Cromwell, no comment on retail hierarchy has been made (252/1),
- 249, 144, 131 – Effect on Tourism: employment in Cromwell (144/2), tourism (144/16), visual amenity in relation to views and against ODDC regional identity 249/13. Insufficient information provided in application to address these issues, we request a report in accordance with S42A(1) of the Resource Management Act 1991.
- 254, 146, 252, Effect on traffic: traffic report is insufficient and a Council peer review should be conducted. NZTA have not applied enough rigour as the development will impact the Kawarau Gorge and ultimately the Shotover Bridge. Further information is required.

(Please clearly indicate which parts of the original submission you support or oppose, together with any relevant provisions of the proposal and continue on an additional page if necessary)

The reasons for my support (or opposition) are:

As detailed above there are a number of outstanding issues that need further information and are also significant enough to mean that ultimately the issues cannot be mitigated making this plan change at this scale and in this location un-supportable.

(Please give reasons and continue on an additional page if necessary)

I seek that the whole or part [describe part], of the submission be allowed (or disallowed):

As detailed above, the impact of the proposed plan change and insufficient information provided result in the conclusion that the project is incompatible with the direction Cromwell should take.

(Please give precise details)

I wish/~~or do not wish~~ to be heard in support of my further submission.

(Please strike out as applicable)

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

(Please delete if you would not consider presenting a joint case)

J. Hoale

.....29 October 2018.....
Date

Signature of person making Further Submission
(or person authorised to sign on behalf of person making further submission)
(A signature is not required if you make your submission by electronic means)

Electronic address for service of person making further submission: ...jolanda@heliview.co.nz...
(Please write clearly)

Telephone No: ...03 445 0444.....
Postal Address: PO Box 450 Cromwell 9342.....
Contact Person:
(name & designation, if applicable)

FURTHER SUBMISSIONS IN SUPPORT OF, OR IN OPPOSITION TO, ANY SUBMISSION ON PROPOSED PLAN CHANGE 13 CLOSE ON MONDAY 29 OCTOBER 2018

Note to person making Further submission

A copy of your further submission must be served on the original submitter within 5 working days after it is served on the local authority.

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.

ENTERED
30/10/18

RESOURCE MANAGEMENT ACT 1991

FORM 6

FURTHER SUBMISSION IN SUPPORT OF, OR IN OPPOSITION TO, SUBMISSION ON PUBLICLY NOTIFIED PROPOSED PLAN CHANGE TO CENTRAL OTAGO DISTRICT PLAN

Clause 8 of Schedule 1, Resource Management Act 1991



To: Central Otago District Council PO Box 122 ALEXANDRA 9340

Name of person making further submission: Jonathon Young (Full name)

This is a further submission in support of (or in opposition to) a submission on proposed Plan Change 13 to the Central Otago District Plan.

I am: 1. A person representing a relevant aspect of the public interest, the grounds for saying this being: to be a looking a first home buyer in Cromwell; or,

2. A person who has an interest in the proposal that is greater than the interest the general public has, the grounds for saying this being: ; or, (Please state whether you are a person who may make a submission under 1 and/or 2 above and also specify/explain the grounds for saying that you come within category 1 and/or 2)

3. The local authority for the relevant area.

I support (or oppose) the submission of: on Plan Change 13. (Please state the name and address of original submitter and submission number and submission point number of original submission)

The particular parts of the submission I support (or oppose) are: Changing it from rural to urban

(Please clearly indicate which parts of the original submission you support or oppose, together with any relevant provisions of the proposal and continue on an additional page if necessary)

The reasons for my support (or opposition) are: I do not support the plan change because of the negative effect on the community. It will be more cramped full of vehicles than designed for. Not way to get in to town with out owning your own vehicle. Pose of highlands. A speedway

I seek that the whole or part [describe part], of the submission be allowed (or disallowed):

Whole submission to be disallowed.

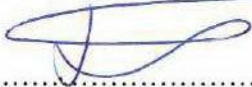
(Please give precise details)

I wish/~~or do not wish~~ to be heard in support of my further submission.

(Please strike out as applicable)

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

(Please delete if you would not consider presenting a joint case)



28/10/18

Signature of person making Further Submission (or person authorised to sign on behalf of person making further submission)
(A signature is not required if you make your submission by electronic means)

Date

Electronic address for service of person making further submission: jono.young@sehotuna.l.cot
(Please write clearly)

Telephone No: 0272797361

Postal Address: 14 Rogers St Cromwell

Contact Person: (name & designation, if applicable)

FURTHER SUBMISSIONS IN SUPPORT OF, OR IN OPPOSITION TO, ANY SUBMISSION ON PROPOSED PLAN CHANGE 13 CLOSE ON MONDAY 29 OCTOBER 2018

Note to person making Further submission

A copy of your further submission must be served on the original submitter within 5 working days after it is served on the local authority.

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.

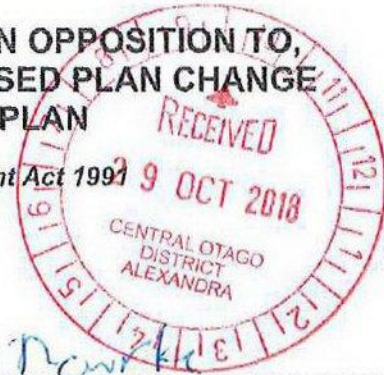
ENTERED 30/10/18

RESOURCE MANAGEMENT ACT 1991

FORM 6

FURTHER SUBMISSION IN SUPPORT OF, OR IN OPPOSITION TO, SUBMISSION ON PUBLICLY NOTIFIED PROPOSED PLAN CHANGE TO CENTRAL OTAGO DISTRICT PLAN

Clause 8 of Schedule 1, Resource Management Act 1991



To: Central Otago District Council
PO Box 122
ALEXANDRA 9340

Name of person making further submission: Joshua O'Rourke

(Full name)

This is a further submission in support of (or in opposition to) a submission on proposed Plan Change 13 to the Central Otago District Plan.

I am:

1. A person representing a relevant aspect of the public interest, the grounds for saying this being:

.....; or,

2. A person who has an interest in the proposal that is greater than the interest the general public has, the grounds for saying this being:

A member of Highlands Motorsport Park

(Please state whether you are a person who may make a submission under 1 and/or 2 above and also specify/explain the grounds for saying that you come within category 1 and/or 2)

3. The local authority for the relevant area.

I support (or oppose) the submission of:

Joshua O'Rourke Frankton Motorcamp 17 Xenhall Cr on Plan Change 13.

(Please state the name and address of original submitter and submission number and submission point number of original submission)

The particular parts of the submission I support (or oppose) are:

The whole Plan Change 13

(Please clearly indicate which parts of the original submission you support or oppose, together with any relevant provisions of the proposal and continue on an additional page if necessary)

The reasons for my support (or opposition) are:

State High way congestion, lack of parking, no cycle or pedestrian access, agricultural loss

(Please give reasons and continue on an additional page if necessary)

I seek that the whole or part [describe part], of the submission be allowed (or disallowed):

The entire plan Change 13

(Please give precise details)

I wish/(or do not wish) to be heard in support of my further submission.
(Please strike out as applicable)

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



24/10/18

Signature of person making Further Submission Date
(or person authorised to sign on behalf of person making further submission)
(A signature is not required if you make your submission by electronic means)

Electronic address for service of person making further submission: profecrise@gmail.com
(Please write clearly)

Telephone No: 024422079

Postal Address: Frankton Motor Camp
17 Towle Crescent
Frankton Queensland

Contact Person: Joshua
(name & designation, if applicable)

FURTHER SUBMISSIONS IN SUPPORT OF, OR IN OPPOSITION TO, ANY SUBMISSION ON PROPOSED PLAN CHANGE 13 CLOSE ON MONDAY 29 OCTOBER 2018

Note to person making Further submission
A copy of your further submission must be served on the original submitter within 5 working days after it is served on the local authority.

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.

RESOURCE MANAGEMENT ACT 1991

FORM 6

FURTHER SUBMISSION IN SUPPORT OF, OR IN OPPOSITION TO, SUBMISSION ON PUBLICLY NOTIFIED PROPOSED PLAN CHANGE TO CENTRAL OTAGO DISTRICT PLAN

Clause 8 of Schedule 1, Resource Management Act 1991



To: Central Otago District Council
PO Box 122
ALEXANDRA 9340

Name of person making further submission: Kenneth David McEwan (Full name)

This is a further submission in support of (or in opposition to) a submission on proposed Plan Change 13 to the Central Otago District Plan.

I am: 1. A person representing a relevant aspect of the public interest, the grounds for saying this being: I consider the application is contrary to the provisions of part 2 of the RMA and inappropriately pre-empts the impending District Plan Review and the Cromwell Masterplan process; or,

2. A person who has an interest in the proposal that is greater than the interest the general public has, the grounds for saying this being: (Please state whether you are a person who may make a submission under 1 and/or 2 above and also specify/explain the grounds for saying that you come within category 1 and/or 2)

3. The local authority for the relevant area.

I support (or oppose) the submission of: # 285 Public Health South on Plan Change 13. (Please state the name and address of original submitter and submission number and submission point number of original submission)

The particular parts of the submission I support (or oppose) are: 285/3 285/4 285/7 285/8 285/9 285/11 285/12 285/13 285/15 285/14

(Please clearly indicate which parts of the original submission you support or oppose, together with any relevant provisions of the proposal and continue on an additional page if necessary)

The reasons for my support (or opposition) are: The relevance of reverse sensitivity effects to existing lawfully established businesses being horticulture, motorsport & tourism in the immediate vicinity (Please give reasons and continue on an additional page if necessary)

I seek that the whole or part [describe part], of the submission be allowed (~~or disallowed~~):

The Public Health South submission # 285, clearly establishes the significance
a level of adverse effects of the application to surrounding lawful businesses and
surrounding environment. (Please give precise details)

I wish/~~or do not wish~~ to be heard in support of my further submission.
(Please strike out as applicable)

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

26/10/18

Signature of person making Further Submission Date
(or person authorised to sign on behalf of person making further submission)
(A signature is not required if you make your submission by electronic means)

Electronic address for service of person making further submission: wild.troutextra.co.nz
(Please write clearly)

Telephone No: 03 445 0516 0221 909 982

Postal Address: 38 Lisa Moorings Road
RD 3
Cromwell 9383

Contact Person: Ken McGraw
(name & designation, if applicable)

**FURTHER SUBMISSIONS IN SUPPORT OF, OR IN OPPOSITION TO, ANY SUBMISSION
ON PROPOSED PLAN CHANGE 13 CLOSE ON MONDAY 29 OCTOBER 2018**

Note to person making Further submission

A copy of your further submission must be served on the original submitter within 5 working days after it is served on the local authority.

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):

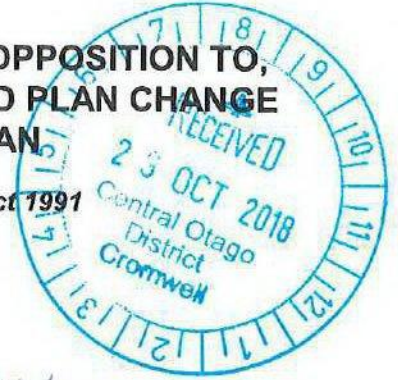
- it is frivolous or vexatious;
- it discloses no reasonable or relevant case;
- it would be an abuse of the hearing process to allow the submission (or the part) to be taken further;
- it contains offensive language;
- it is supported only by material that purports to be independent expert evidence, 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.

RESOURCE MANAGEMENT ACT 1991

FORM 6

FURTHER SUBMISSION IN SUPPORT OF, OR IN OPPOSITION TO, SUBMISSION ON PUBLICLY NOTIFIED PROPOSED PLAN CHANGE TO CENTRAL OTAGO DISTRICT PLAN

Clause 8 of Schedule 1, Resource Management Act 1991



To: Central Otago District Council
PO Box 122
ALEXANDRA 9340

Name of person making further submission: LAURA RANDALL
(Full name)

This is a further submission in support of (or in opposition to) a submission on proposed Plan Change 13 to the Central Otago District Plan.

I am:

1. A person representing a relevant aspect of the public interest, the grounds for saying this being:

Potential first home buyer in Cromwell; or,

2. A person who has an interest in the proposal that is greater than the interest the general public has, the grounds for saying this being:

(Please state whether you are a person who may make a submission under 1 and/or 2 above and also specify/explain the grounds for saying that you come within category 1 and/or 2)

3. The local authority for the relevant area.

I support (or oppose) the submission of:

on Plan Change 13.
(Please state the name and address of original submitter and submission number and submission point number of original submission)

The particular parts of the submission I support (or oppose) are:

(Please clearly indicate which parts of the original submission you support or oppose, together with any relevant provisions of the proposal and continue on an additional page if necessary)

The reasons for my support (or opposition) are:

No possibility for transport other than car (no cycle lanes, walkways)

No involvement within the community, sound pollution from Highlands

(Please give reasons and continue on an additional page if necessary)

which is key to the community, & they won't have the ability to complain

I seek that the whole or part [describe part], of the submission be allowed (or disallowed):

whole submission to be disallowed

(Please give precise details)

I wish/~~or do not wish~~ to be heard in support of my further submission.

(Please strike out as applicable)

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

(Please delete if you would not consider presenting a joint case)

Signature of person making Further Submission (or person authorised to sign on behalf of person making further submission)

28/10/18 Date

(A signature is not required if you make your submission by electronic means)

Electronic address for service of person making further submission: laurarrandall@mac.com

(Please write clearly)

Telephone No: 02132 2192

Postal Address: 14 Excelsior Place, Cromwell

Contact Person: (name & designation, if applicable)

FURTHER SUBMISSIONS IN SUPPORT OF, OR IN OPPOSITION TO, ANY SUBMISSION ON PROPOSED PLAN CHANGE 13 CLOSE ON MONDAY 29 OCTOBER 2018

Note to person making Further submission

A copy of your further submission must be served on the original submitter within 5 working days after it is served on the local authority.

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.

ENTERED 30/10/18

RESOURCE MANAGEMENT ACT 1991

FORM 6

FURTHER SUBMISSION IN SUPPORT OF, OR IN OPPOSITION TO,
SUBMISSION ON PUBLICLY NOTIFIED PROPOSED PLAN CHANGE
TO CENTRAL OTAGO DISTRICT PLAN

Clause 8 of Schedule 1, Resource Management Act 1991

To: Central Otago District Council
PO Box 122
ALEXANDRA 9340



Name of person making further submission: MARGARET LUCY *DL*
(Full name)

This is a further submission in support of (~~or in opposition to~~) a submission on proposed Plan Change 13 to the Central Otago District Plan.

I am:

1. A person representing a relevant aspect of the public interest, the grounds for saying this being:

.....; or,

2. A person who has an interest in the proposal that is greater than the interest the general public has, the grounds for saying this being:

I am a concerned vineyard owner.

.....; or,
(Please state whether you are a person who may make a submission under 1 and/or 2 above and also specify/explain the grounds for saying that you come within category 1 and/or 2)

3. The local authority for the relevant area.

I support (~~or oppose~~) the submission of:

Peter Raymond Brass # 26/261 on Plan Change 13.

(Please state the name and address of original submitter and submission number and submission point number of original submission)

The particular parts of the submission I support (~~or oppose~~) are:

26/1 Loss of prime horticultural land.

(Please clearly indicate which parts of the original submission you support or oppose, together with any relevant provisions of the proposal and continue on an additional page if necessary)

The reasons for my support (~~or opposition~~) are:

Plan Change 13 would use excellent orchard land which would be lost forever if built on.

(Please give reasons and continue on an additional page if necessary)

ENTERED
29/10/18

I seek that the whole ~~or part~~ [describe part], of the submission be allowed ~~(or disallowed)~~:

..... All that includes building on excellent
..... orchard land.

(Please give precise details)

I wish/~~or do not wish~~ to be heard in support of my further submission.

(Please strike out as applicable)

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

(Please delete if you would not consider presenting a joint case)

..... M. H. Dickey, 25/10/18.
Signature of person making Further Submission Date
(or person authorised to sign on behalf of person making further submission)
(A signature is not required if you make your submission by electronic means)

Electronic address for service of person making further submission: rhmdickey@gmail.com.
(Please write clearly)

Telephone No: 03-445 1606

Postal Address: 266 Felton Road
RD 2
Cromwell 9384

Contact Person: Margaret Dickey,
(name & designation, if applicable)

**FURTHER SUBMISSIONS IN SUPPORT OF, OR IN OPPOSITION TO, ANY SUBMISSION
ON PROPOSED PLAN CHANGE 13 CLOSE ON MONDAY 29 OCTOBER 2018**

Note to person making Further submission

A copy of your further submission must be served on the original submitter within 5 working days after it is served on the local authority.

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.

RESOURCE MANAGEMENT ACT 1991

FORM 6

FURTHER SUBMISSION IN SUPPORT OF, OR IN OPPOSITION TO, SUBMISSION ON PUBLICLY NOTIFIED PROPOSED PLAN CHANGE TO CENTRAL OTAGO DISTRICT PLAN

Clause 8 of Schedule 1, Resource Management Act 1991

To: Central Otago District Council
PO Box 122
ALEXANDRA 9340

Name of person making further submission: Margaret Anne Pye (Full name)

This is a further submission in support of (or in opposition to) a submission on proposed Plan Change 13 to the Central Otago District Plan.

I am: 1. A person representing a relevant aspect of the public interest, the grounds for saying this being:

.....; or,

2. A person who has an interest in the proposal that is greater than the interest the general public has, the grounds for saying this being:

A resident / ratepayer of Cromwell. (Please state whether you are a person who may make a submission under 1 and/or 2 above and also specify/explain the grounds for saying that you come within category 1 and/or 2)

3. The local authority for the relevant area.

I support (or oppose) the submission of:

63 - Thomas Alan Coull 63/1 - 63/16 on Plan Change 13. (Please state the name and address of original submitter and submission number and submission point number of original submission)

The particular parts of the submission I support (or oppose) are:

63/6, 63/8, 63/10, 63/11, 63/13

(Please clearly indicate which parts of the original submission you support or oppose, together with any relevant provisions of the proposal and continue on an additional page if necessary)

The reasons for my support (or opposition) are:

Insufficient infrastructure, Cycle + Walking Commuters Safety, concerns with extra traffic, the impact on Cromwell Community Services Noise issues from surrounding businesses.

I seek that the whole or part [describe part], of the submission be allowed (~~or disallowed~~):

I support this submission in entirety

(Please give precise details)

I wish/~~or do not wish~~ to be heard in support of my further submission.

(Please strike out as applicable)

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

(Please delete if you would not consider presenting a joint case)

Magpye 28/10/18

Signature of person making Further Submission Date
(or person authorised to sign on behalf of person making further submission)
(A signature is not required if you make your submission by electronic means)

Electronic address for service of person making further submission: Magpye55@gmail.com
(Please write clearly)

Telephone No: 027 933 5324

Postal Address: 11 Hotop Place
Comwell

Contact Person: _____
(name & designation, if applicable)

**FURTHER SUBMISSIONS IN SUPPORT OF, OR IN OPPOSITION TO, ANY SUBMISSION
ON PROPOSED PLAN CHANGE 13 CLOSE ON MONDAY 29 OCTOBER 2018**

Note to person making Further submission

A copy of your further submission must be served on the original submitter within 5 working days after it is served on the local authority.

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.

ENTERED
30/10/18

RESOURCE MANAGEMENT ACT 1991

FORM 6



FURTHER SUBMISSION IN SUPPORT OF, OR IN OPPOSITION TO, SUBMISSION ON PUBLICLY NOTIFIED PROPOSED PLAN CHANGE TO CENTRAL OTAGO DISTRICT PLAN

Clause 8 of Schedule 1, Resource Management Act 1991

To: Central Otago District Council
PO Box 122
ALEXANDRA 9340

Name of person making further submission: MACH SCOTTFIELD & REBECCA SCOTTFIELD
(Full name)

This is a further submission in support of (or in opposition to) a submission on proposed Plan Change 13 to the Central Otago District Plan.

I am:

1. A person representing a relevant aspect of the public interest, the grounds for saying this being:

[Handwritten line]

2. A person who has an interest in the proposal that is greater than the interest the general public has, the grounds for saying this being:

A Neighbourhood To Propose PLAN - 125 PEARSON ROAD, 9384
(Please state whether you are a person who may make a submission under 1 and/or 2 above and also specify/explain the grounds for saying that you come within category 1 and/or 2)

3. The local authority for the relevant area.

I support (or oppose) the submission of:

MACH & REBECCA SCOTTFIELD 125 PEARSON ROAD CARVELL on Plan Change 13.
(Please state the name and address of original submitter and submission number and submission)

PLS See ATTACHED ORIGINAL SUBMISSION FORMS



The particular parts of the submission I ~~support~~ (or oppose) are:

I OPPOSE ALL OF THE SUBMISSION.

(Please clearly indicate which parts of the original submission you support or oppose, together with any relevant provisions of the proposal and continue on an additional page if necessary)

The reasons for my ~~support~~ (or opposition) are:

EXACTLY THE SAME AS BEFORE WITH PROPOSED PLAN CHANGE 13 RIVER TERRACE - ORIGINAL FORMS ATTACHED THAT WERE SUBMITTED

PLEASE SEE ORIGINAL COMMENTS MADE 18/19 JUNE 2018. FORMS ATTACHED - NO CHANGE TO OPPOSITION OF PLAN 13

I seek that the whole ~~support [insert details]~~, of the submission be ~~allowed~~ (or disallowed):

I SEEK THAT THE WHOLE OF THE SUBMISSION BE DISALLOWED

(Please give precise details)

I wish/~~do not wish~~ to be heard in support of my further submission. (Please strike out as applicable)

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

[Handwritten Signature]

25/10/18

Signature of person making Further Submission Date (or person authorised to sign on behalf of person making further submission) (A signature is not required if you make your submission by electronic means)

Electronic address for service of person making further submission: (Please write clearly)

Telephone No: 027 6239198

Postal Address: 125 Pearson Road

Rd 2

Chomwell 9884

Contact Person: Mark Sumner
(name & designation, if applicable)

FURTHER SUBMISSIONS IN SUPPORT OF, OR IN OPPOSITION TO, ANY SUBMISSION ON PROPOSED PLAN CHANGE 13 CLOSE ON MONDAY 29 OCTOBER 2018

Note to person making Further submission

A copy of your further submission must be served on the original submitter within 5 working days after it is served on the local authority.

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.

RESOURCE MANAGEMENT ACT 1991

FORM 5

SUBMISSION ON NOTIFIED PROPOSED PLAN CHANGE TO CENTRAL OTAGO DISTRICT PLAN

Clause 6 of Schedule 1, Resource Management Act 1991

To: Central Otago District Council
PO Box 122
ALEXANDRA 9340

Name of Submitter: Mark Schofield and Rebecca Schofield
(Full name)

This is a submission on proposed Plan Change 13 to the Central Otago District Plan (the proposal).

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

I am/~~am~~ 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:

Proposed Plan Change 13 River Terrace
The proposition that land in the River Terrace Resource Area be developed into medium/high density residential activity, retirement living & a neighbourhood central area with open space network, walkways, parking infrastructure
(Please give details and continue on additional page if necessary)

My submission is:

We are strongly opposed to this proposed plan change and should be stopped as it will seriously affect the environment and have an adverse effect on surrounding areas, being detrimental to life style properties and living in the area.

(Please include:

- whether you support or oppose the specific provisions or wish to have them amended; and
reasons for your views;
and continue on additional page if necessary)

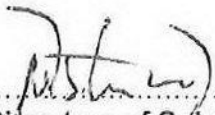
I seek the following decision from the local authority:

That this proposed change of zoning from rural to medium/high density housing not be allowed and should be immediately stopped. If proposed changes are made, they should have a firm, sensible boundary limit.

(Please give precise details)

I wish/do not wish to be heard in support of my submission.
(Please strike out as applicable)

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


.....

Signature of Submitter

(or person authorised to sign on behalf of submitter)

(A signature is not required if you make a submission by electronic means)

18/06/2018
Date

Electronic address for service of submitter: Ms320spray@yahoo.com

Telephone No: 027 6939195

Postal Address: 125 Pearson Road
Unit 2
Clonville 9384

Contact Person: Mark Smitfield (Joint Owner)
(name & designation, if applicable)

SUBMISSIONS CLOSE IN RESPONSE TO PROPOSED PLAN CHANGE 13 ON WEDNESDAY 20 JUNE 2018

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.

Tuesday, 19 June 2018

Mark and Rebecca Schofield 125 Pearson Road

My Submission continued is ...

We are opposed to this proposal for the following issues/reasons

- ONLY GOT THIS FORM LESS THAN A WEEK AGO AND ONLY JUST REALLY FOUND OUT WHATS PROPOSED NOT ENOUGH NOTICE OR INFORMATION HAS BEEN SUBMITTED TO US FROM THE RELEVANT AUTHORITIES ... WE FEEL THIS HAS ALL BEEN DONE VERY SECRETIVELY AND NO TIME BEEN GIVEN FOR PEOPLE TO LOOK OVER. UNACCEPTABLE AND DEFINITELY NEEDS TO BE LOOKED/INVESTIGATED INTO .
- Do not think this has been checked thoroughly, really rushed and absolutely no thought or consideration given to those already living/established in the area.
- Serious impact on the environment.
- No way present infrastructure could cope with such an enormous development. Pretty much going to be a satellite village. Not enough police, ambulance and fire services. Public amenities and schools won't cope.
- Serious negative impact on life style blocks and the environment that presently exist.
- Surrounding roads will become very busy, especially our road Pearson Road. I feel it will become too dangerous for us to do our usual activities like walking the kids and dogs, kids on bikes, and horse riding along our road. Also a lot more noise and pollution for us to put up with, which would have a detrimental effect on our home stay which enjoys beautiful views in a tranquil setting for visiting tourists. These changes might stop them staying anymore.
- We have major concerns about seriously increased traffic volumes on the surrounding roads created by the proposed zoning change to residential, and believe that the developer has not addressed the significant increase in traffic flows from River View Terrace and Pearson Road and the effects on SH6 as this will significantly increase the number of road users in the immediate vicinity.
- Our property I believe would decrease in value due to ... Loss of privacy, increase in noise, pollution from dust etc, security worries, increase in road traffic and general safety along our road.
- We enjoy a rural environment which could be effected by new residents complaining of noise from our animals, chainsaws and other machinery being use. Complains of burning/fires due to pruning trees etc.
-

Tuesday, 19 June 2018

- The boundary limits proposed are by no means fair and completely unreasonable and in our opinion completely unnecessary. The proposed satellite village does not need to encroach on people boundaries so much and there should be a minimum of 30 meters from such boundaries to any structure.
- Existing businesses that bring a lot of tourists and business to Cromwell could be adversely affected and even close down due by complaints of existing practices. For example Jones Orchard frost protection, bird scaring, burning, Spraying and pest control noises. Highlands and the speed way noise, not that I think they should be allowed to make any changes to consents already in place to extend their privileges but they definitely shouldn't have to wind back on what they do.
- Why have other proposals that I feel would be much better suited for Cromwell not going ahead instead? The following development proposals I feel would be much better suited for Cromwell ... The Wooing Tree, Gair Avenue, the Chalets, Alpha Street and others.
- The fact that the developer has already gone ahead with planting hedges and erecting fences as if it is a done deal is out of order and should cease immediately. Especially as he is already annoying potential "neighbours" by planting directly on their boundary despite concerns/complaints. One example being Mr Edgar.
- We feel this is a short fix solution for a housing issue that could be resolve better being located else where or done on a very less intense scale. All we see is someone trying to rake in a lot of money at the expense of others and the environment.
- We bought our lifestyle block for all the reasons that this development will destroy by changing from a rural zone to a medium/high density housing and wouldn't have bought if we foresaw this happening.

Tuesday, 19 June 2018

Mark and Rebecca Schofield .. 125 PEARSON ROAD

I SEEK THE FOLLOWING DECISION FROM THE LOCAL AUTHORITY
CONTINUED...

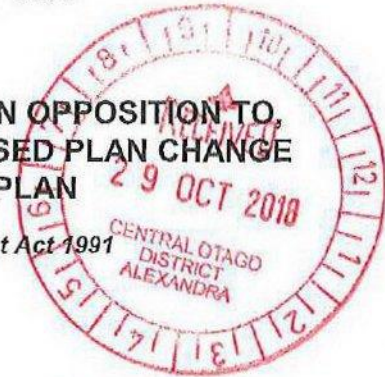
- If goes ahead then we expect that the following to put in place.
- 1. Pearson road has a sensible speed limit on it, a pavement is put in place and cycle/horse track is done with railing.
- 2. Sand flat road as above
- 3. You need to rezone the whole area the same
- 4. The boundaries and distances to structures/properties need to be a good 20 meters
- 5. Provisions need to put in place for existing activities/noises that lifestyle block have.
- 6. Provisions need to be put in place for existing businesses activities/noises.
- 7. Cromwell needs to increase police, fire and ambulance services drastically.
- 8. More schools and public amenities.

RESOURCE MANAGEMENT ACT 1991

FORM 6

FURTHER SUBMISSION IN SUPPORT OF, OR IN OPPOSITION TO,
SUBMISSION ON PUBLICLY NOTIFIED PROPOSED PLAN CHANGE
TO CENTRAL OTAGO DISTRICT PLAN

Clause 8 of Schedule 1, Resource Management Act 1991



To: Central Otago District Council
PO Box 122
ALEXANDRA 9340

Name of person making further submission:

Matthew Dixon

(Full name)

This is a further submission in support of (or in opposition to) a submission on proposed Plan Change 13 to the Central Otago District Plan.

I am:

1. A person representing a relevant aspect of the public interest, the grounds for saying this being:

N/A

.....; or,

2. A person who has an interest in the proposal that is greater than the interest the general public has, the grounds for saying this being:

A barnockburn resident, in the horticulture industry

(Please state whether you are a person who may make a submission under 1 and/or 2 above and also specify/explain the grounds for saying that you come within category 1 and/or 2)

and a frequent user of the roads in the affected area

3. The local authority for the relevant area.

I support (or oppose) the submission of:

As per the following document

..... on Plan Change 13.

(Please state the name and address of original submitter and submission number and submission point number of original submission)

The particular parts of the submission I support (or oppose) are:

As per the attached document

(Please clearly indicate which parts of the original submission you support or oppose, together with any relevant provisions of the proposal and continue on an additional page if necessary)

The reasons for my support (or opposition) are:

As per the attached document

(Please give reasons and continue on an additional page if necessary)

I seek that the whole or part [describe part], of the submission be allowed (or disallowed):

As per the attached document.

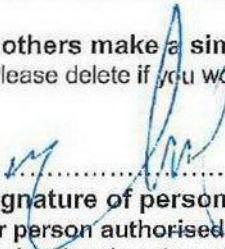
(Please give precise details)

I wish/~~or do not wish~~ to be heard in support of my further submission.

(Please strike out as applicable)

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

(Please delete if you would not consider presenting a joint case)



29/10/18

Signature of person making Further Submission Date
(or person authorised to sign on behalf of person making further submission)
(A signature is not required if you make your submission by electronic means)

Electronic address for service of person making further submission:

(Please write clearly)

nat@ntslf.a.cnty.nc

Telephone No: 029 5664287

Postal Address:

Contact Person:
(name & designation, if applicable)

FURTHER SUBMISSIONS IN SUPPORT OF, OR IN OPPOSITION TO, ANY SUBMISSION ON PROPOSED PLAN CHANGE 13 CLOSE ON MONDAY 29 OCTOBER 2018

Note to person making Further submission

A copy of your further submission must be served on the original submitter within 5 working days after it is served on the local authority.

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.

I support the submission of (listed below) on Plan Change 13	The particular parts of the submission I support are:	The reasons for my support are:	I seek that the whole of the submission be allowed:
2. Roger James Aburn	2/3 2/4 2/6	2/3 The loss of the land will remove the land as a resource to support employment if it is not farmed 2/4 The existing businesses in the area will be affecting 2/6 No complaints covenants are not effective planning tools and do not stop people from making complaints. Offset is not practical on this site given the distance the noise is likely to travel, the same applies to horticultural sprays	Yes
7. Gary Anthony Anderson	7/1 7/2 7/3	7/1 Economic and social benefits for Cromwell and the region of Highlands are massive 7/2 This development puts the development of a high end \$50m golf course at risk 7/3 This development will extend the regions urban sprawl	Yes
8. Ian Anderson	8/5 8/6	8/5 The turn in to Sandflat road is currently dangerous with both the traffic pole and the stone wall recently installed by the developer plus associated plantings making assessment of traffic difficult and turning on to the State Highway dangerous 8/6 Likely this will increase the level of air pollution outside the air shed defined for Cromwell. As it is outside the ORC air shed this may result in wood burners which are subject to rural rather than urban controls	Yes
18. Alan Duncan Beaton	18/2 18/4	18/2 This development undermines the planning included in the District Plan and has had no community input. Additionally, it destroys the open spaces the Cromwell Community values. 18/4 The no-complaints covenants will be difficult and costly to enforce and will be a burden on the rate payers.	Yes
19. Ian Campbell Begg	19/1 19/2 19/3 19/4	19/1 This will create a community disconnected to Cromwell 19/2 There will be no physical or cultural connection to Cromwell 19/3 The other areas in Cromwell nominated in the submission should be developed first, if still required and the noise and spray issues can be resolved with appropriate design controls and offsets, then the Plan Change could be considered	Yes

I support the submission of (listed below) on Plan Change 13	The particular parts of the submission I support are:	The reasons for my support are:	I seek that the whole of the submission be allowed:
		19/4 Having a retirement home at close proximity to noisy activities makes no sense	
22. Ivan James Blackler	22/1	22/1 Fragmentation will occur with a school and shops outside the existing town infrastructure. Additionally, numbers will not support a school according to the Ministry of Education	Yes
26. Peter Raymond Brass	26/8	26/8 The full impact of the ratepayers for the cost of infrastructure has not been properly costed out as detailed consideration on the scale and loading of existing infrastructure is not full analysed	Yes
45. Central Speedway Club Cromwell Incorporated	45/5 45/7	45/5 & 45/7 The continued impact of the noise from surrounding activities is likely to have a health impact on the residents of the subdivision and the controls able to be put in place will likely be ineffective as they cannot stop all the noise nor can they adequately reduce noise outside the houses in the sections and associated areas.	Yes
52. Anthony John Clark	52/9	52/9 There is no substantive affordable housing plan included within Plan Change 13. Small sections do not guarantee housing affordability.	Yes
63. Thomas Alan Coull	63/7 63/8 63/9 63/10 63/11 63/14 63/16	63/7 Small sections do not translate in to being affordable. The development is not located near to an appropriate transport hub 63/8 There is a lack of cycling or walking facilities to link the development to Cromwell and the developer has not addressed these properly in their submission. The design guidelines additionally do not adequately consider the cultural value of open space and landscape values of Cromwell 63/9 The developer has a history of promising facilities and then removing them to place additional houses in their place (see the Northlake development and what has happened with the tennis courts and nature and type of shopping facilities) 63/10 The additional people the sub-division will bring will increase the danger of the roads around Cromwell and for the commute to Queenstown or Wanaka 63/11 The infrastructure on this side of Cromwell is not able to cope with the number of residences and there is insufficient evidence the full scope of the	Yes

I support the submission of (listed below) on Plan Change 13	The particular parts of the submission I support are:	The reasons for my support are:	I seek that the whole of the submission be allowed:
		<p>impact on community funded infrastructure has been undertaken to the appropriate level</p> <p>63/14 A disregard for the planning process has been demonstrated by the developer starting the formation of roads within the subdivision and how the road frontage has been dressed up.</p> <p>63/16 Low light areas such as Cromwell are becoming rare – the development has not adequately addressed this issue</p>	
69. Anthony John Cox	69/3 69/4	<p>69/3 Travellers accommodation in a residential sub-division should be removed as the impacts are significant</p> <p>69/4 The no complaint covenant needs to extend to every single section as they will be all affected</p>	Yes
92. Robin Henry Maguire Dicey	92/5	92/5 The creation of what is obviously a commuter satellite community does nothing to enhance the values of the Cromwell Community	Yes
96. Rex Edgar	96/9	96/9 Emergency services will have trouble to access a number of the areas in the development due to clogged roads on the sub-division due to poor consideration for parking	Yes
122. Richard Andrew Ford	122/4 122/5 122/7 122/10 122/11 122/13 122/20	<p>122/4 The inclusion of two storey buildings in the retirement centre area smacks of a lack of planning and foresight on accessing aged care facilities and indicates that the retirement centre is included as a red herring to give the developer more flexibility in the future and would likely remove this component</p> <p>122/5 A 3 storey building in a rural surrounding shows poor rural/urban planning and is completely inappropriate for the area the development is in</p> <p>122/7 A buffer zone is not sufficient to properly address noise issues from all the surrounding areas</p> <p>122/10 Better planning relating to traffic movements is required</p> <p>122/11 Sandflat road upgrade should be at the cost of the developer and shows a lack of contribution to the full cost of the infrastructure</p>	Yes

I support the submission of (listed below) on Plan Change 13	The particular parts of the submission I support are:	The reasons for my support are:	I seek that the whole of the submission be allowed:
		<p>122/12 The safety of the road verge with the current construction materials is compromised and will likely lead to more significant harm to people if there is an accident on that stretch of the road the subdivision touches</p> <p>122/20 A lack of consideration of other local infrastructure such as usage of the local tracks shows the unintended or ill considered consideration of the full cost of the development on the local community</p>	
123. 45 South Group of Companies (45 South Cherry Orchards Ltd & 45 South Management Ltd)	123/8 123/9 123/13 123/16 123/26 123/27 123/28	<p>123/8 Agrichemicals are toxic and odorous and one of the best methods of reducing impact is offset – the development plan does not comply with the recommended offset of a minimum of 100m as included in the ORC Air Plan</p> <p>123/9 The use of burning as a biosecurity protocol can negatively affect air quality in close proximity to the development</p> <p>123/13 Alternate access routes need to be considered in the development plan and contributions to upgrading these offered</p> <p>123/16 The distance to walk or cycle to Cromwell makes the location of the development unsuitable</p> <p>123/26 PC 13 is contrary to and does not give effect to the Operative Regional Policy Statement, in particular 5.4.1, 5.4.2, 5.5.2, 5.5.3, 5.5.4, 9.4.1, 9.5.2, 9.5.3, 9.5.4 and 9.5.5.</p> <p>123/7 PC 13 is contrary to and does not have regard to the Proposed Regional Policy Statement, in particular Chapter 1, Objective 3.1, Policy 3.1.7, Objective 4.3, Objective 4.5, Policies 4.5.1 to 4.5.3, Objective 5.3 and Policy 5.3.1.</p> <p>123/28 PC 13 is contrary to the objectives and policies of the Central Otago District Plan, in particular Objectives 4.3.1 and 4.3.7, Policies 4.4.3, 4.4.6, 4.4.8, 4.4.9 and 4.4.10, Objectives 6.3.1, 6.3.2, 6.3.3, 6.3.4 and 6.3.6, Policies 6.4.1, 6.4.2 and 6.4.4, Objectives 7.1.1 and 7.1.2, Policy 7.2.1, Objectives 13.3.1, 13.3.2 and 13.3.5, Policy 13.4.2, Objectives 16.3.1, 16.3.2, 16.3.4 and 16.3.5 and Policies 16.4.1, 16.4.3 and 16.4.7.</p>	Yes
126. Freshmax NZ Limited	126/11	126/11 Shelterbelts will increase shading on residential areas and need to be considered as part of the reverse sensitivity issues	Yes

I support the submission of (listed below) on Plan Change 13	The particular parts of the submission I support are:	The reasons for my support are:	I seek that the whole of the submission be allowed:
144. Highlands Motorsport Park Limited (Highlands)	144/3 144/10 144/11 144/9	144/3 There has been no consultation by the developer (noticeable by its absence) with the local community so will likely lead to additional complaints and issues with the development and its neighbours and the community at large 144/10 The impact of the noise will be a significant issue for the residents of the subdivision and cannot be fully mitigated. The particular type of noise from Highlands in particular will have a negative effect on people 144/11 Mitigation measures for the noise from Highlands and the Speedway cannot be fully effective due to the type and level of noise. There is also a cumulative noise effect with concurrent activities to be considered (traffic, orchard operations, airport etc all happening at the same time) 144/9 Cumulatively the health impact from noise should not be underestimated and needs to be a key consideration when the overall impact on residents is considered.	Yes
146. Greg & Ros Hinton	146/12 146/17	146/12 The National Policy Statement for Urban Development Capacity is not properly considered in the planning aspects of the document about how the development will fit in with the overall aspect of the environment 146/17 PC 13 is contrary to the purpose and principles of the Resource Management Act.	Yes
151. Horticulture New Zealand	151/3	151/3 Suitable high quality rural land, particularly for grapes and cherries are increasingly under threat	Yes
191. Julene Ludlow	191/7 191/8 191/10	191/7 It is uncertain that there be sufficient capability in the aquifer to enable the greenways to be sufficiently irrigated. It does not appear that the ORC been contacted to ensure this is possible or feasible. 191/8 Soakpits are insufficient in a residential subdivision to adequately deal with storm and waste water. It should be a condition of Plan Change 13 to properly dispose of waste water 191/10 Proper research and consideration to the impacts of Plan Change 13 into the ORC Air Plan are required and are currently insufficient	Yes

I support the submission of (listed below) on Plan Change 13	The particular parts of the submission I support are:	The reasons for my support are:	I seek that the whole of the submission be allowed:
239. Ministry of Education	239/3 239/4 239/5	239/3 & 239/4 & 239/5 The Ministry of Education suggests that there is no need under PC13 for a school to be included – it appears likely that if this is the case then the land will be used for additional housing lots	Yes
252. Werner Murray	252/6 252/8 252/21	252/6 Objectives 20.3.1, 20.3.8, 20.3.9 are not properly considered as this is not a logical progression of development 252/8 The urban design report is not sufficiently detailed or considered 252/21 NPS-UDC is not applicable to Cromwell	Yes
285. Public Health South	285/4 285/5	285/4 Reverse sensitivity in the context of health are not fully or properly considered 285/5 Health and safety of residents is not properly considered	Yes
310. Sarita Orchard	310/5	310/5 Proximity of residential sections to orchards presents an enhanced biosecurity risk	Yes

RESOURCE MANAGEMENT ACT 1991

FORM 6

**FURTHER SUBMISSION IN SUPPORT OF, OR IN OPPOSITION TO,
SUBMISSION ON PUBLICLY NOTIFIED PROPOSED PLAN CHANGE
TO CENTRAL OTAGO DISTRICT PLAN**

Clause 8 of Schedule 1, Resource Management Act 1991

To: Central Otago District Council
PO Box 122
ALEXANDRA 9340



Name of person making further submission:

Muller Family Trust.....

This is a further submission in support of a submission on proposed Plan Change 13 to the Central Otago District Plan.

I am: A person who has an interest in the proposal that is greater than the interest the general public has, the grounds for saying this being:

We own the neighbouring land to the south at 222 Pearson Rd.

I support the submissions of:

*Horticulture NZ (151), Freshmax Ltd (126), the DJ Jones Family Trust and Suncrest Orchard Limited (164), Otago Regional Council (261) and Public Health South (285).
on Plan Change 13.*

The particular parts of the submission I support (or oppose) are:

The proposed Plan Change 13 will have a significant adverse effect on surrounding current or proposed horticultural land (including our property, which is currently largely undeveloped but intended for horticultural use). We are concerned that the proposed no complaints covenant will not adequately address the issue of reverse sensitivity to noise, spraydrift etc from surrounding horticultural land, particularly given the intensive and highly urbanised nature of the proposed development (see 151/4, 126/8-12, 164/6, 164/8 and 164/10-15). Public Health South also raise concerns about the mitigation proposed for the effects of spraydrift (285/10). We agree that more adequate mitigation is required via a larger setback distance, and submit that given the rural setting of the site this should apply to likely future horticultural land (including our property) as well as current orchards.

We also support the submissions of ORC (261/6), Public Health South (285/12) and various other submitters who raised concerns about transportation issues associated with the development, specifically safety at the Sandflat Rd/SH6 intersection, indirect effects on other nearby roads (primarily Pearson Rd – see for example submissions 146/6, 167/6, 203/2 and various others) due to River Terrace residents avoiding that intersection, and the lack of pedestrian, cycle or public transport connections to the Cromwell town centre. Given the site's location and the surrounding activities and transport network, it is difficult to see how these

ENTERED
29/10/18

issues could be adequately addressed. For instance, a walking or cycle connection to the town centre would have to go either along the state highway or through the industrial area, and in either case it would have low amenity value and would be unlikely to be widely used. In our opinion, there is no plausible scenario in which future urban development of Cromwell will encircle the site and mitigate these effects, even in the long-term.

We acknowledge the urgent need for more affordable housing and that this will inevitably involve some expansion of Cromwell's town limits and more intensive residential development. We would support a development of a similar scale and intensity if it was connected to the existing town and not surrounded by incompatible land uses. However, for the above reasons, the proposed River Terrace site is in our opinion wholly inappropriate for such a development.

The reasons for my support (or opposition) are:

As above.

We support the points made in the submissions referenced (including the request of most of these submissions that the Plan Change application be declined). We request that these submissions be allowed.

I wish to be heard in support of my further submission.

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



Signature of person making Further Submission

Date: 28/10/2018

(or person authorised to sign on behalf of person making further submission)

Electronic address for service of person making further submission:

tim.muller@gmail.com.....
(Please write clearly)

Telephone No: ...027 459 0295.....

Postal Address: ...68 Neplusultra St, Cromwell.....

.....

.....

Contact Person: ...Tim Muller, trustee.....
(name & designation, if applicable)

**FURTHER SUBMISSIONS IN SUPPORT OF, OR IN OPPOSITION TO, ANY SUBMISSION
ON PROPOSED PLAN CHANGE 13 CLOSE ON MONDAY 29 OCTOBER 2018**

Note to person making Further submission

A copy of your further submission must be served on the original submitter within 5 working days after it is served on the local authority.

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.

RESOURCE MANAGEMENT ACT 1991

FORM 6

FURTHER SUBMISSION IN SUPPORT OF, OR IN OPPOSITION TO,
SUBMISSION ON PUBLICLY NOTIFIED PROPOSED PLAN CHANGE
TO CENTRAL OTAGO DISTRICT PLAN

Clause 8 of Schedule 1, Resource Management Act 1991



To: Central Otago District Council
PO Box 122
ALEXANDRA 9340

Name of person making further submission: NEIL & JOYCE JUBB
(Full name)

This is a further submission in support of (or in opposition to) a submission on proposed Plan Change 13 to the Central Otago District Plan.

I am:

1. A person representing a relevant aspect of the public interest, the grounds for saying this being:

.....; or,

2. A person who has an interest in the proposal that is greater than the interest the general public has, the grounds for saying this being:

RESIDENTS OF CROMWELL.....; or,

(Please state whether you are a person who may make a submission under 1 and/or 2 above and also specify/explain the grounds for saying that you come within category 1 and/or 2)

3. The local authority for the relevant area.

I ~~support~~ (or oppose) the submission of:

River Terrace Developments Ltd on Plan Change 13.

(Please state the name and address of original submitter and submission number and submission point number of original submission)

in its entirety.

The particular parts of the submission I support (or oppose) are:

We oppose Plan Change 13 in its entirety.

(Please clearly indicate which parts of the original submission you support or oppose, together with any relevant provisions of the proposal and continue on an additional page if necessary)

The reasons for my ~~support~~ (or opposition) are:

an approval of Plan change 13 will pre-empt the outcomes of the CODC Masterplan consultation and plan changes to the Operative Plan that may eventuate from it. It will have severe adverse effects on the town of Cromwell and its environs.

(Please give reasons and continue on an additional page if necessary)

I seek that the whole or part [~~describe part~~], of the submission be ~~allowed~~ (or disallowed):

.....
.....
(Please give precise details)

I ~~wish~~ (or do not wish) to be heard in support of my further submission.
(Please strike out as applicable)

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

J. Jubb 28.10.18
Signature of person making Further Submission Date
(or person authorised to sign on behalf of person making further submission)
(A signature is not required if you make your submission by electronic means)

Electronic address for service of person making further submission: jubb_nj@yahoo.co.nz
(Please write clearly)

Telephone No: 03 445 4972

Postal Address: 257 Bannockburn Rd.
RD2
Cromwell

Contact Person: Joyce Jubb -
(name & designation, if applicable)

**FURTHER SUBMISSIONS IN SUPPORT OF, OR IN OPPOSITION TO, ANY SUBMISSION
ON PROPOSED PLAN CHANGE 13 CLOSE ON MONDAY 29 OCTOBER 2018**

Note to person making Further submission

A copy of your further submission must be served on the original submitter within 5 working days after it is served on the local authority.

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.

ENTERED
29/10/18

PM O'Neill

1 Ash Lane

Cromwell 9310.

To The Central Otago District Council.



- I wish to make a submission against the Plan Change 13 to allow housing development on the said area. My reasons are that that area is bordering an orchard and that the area will have been subject to spraying over the years and not suitable for residential use.
- Being over from a well-developed motor sport track it is no suitable for residential use. People could build and in time then complain about the noise and start putting restrictions on it activities. This track has attracted trade, business and tourists to the area which is about bringing in their dollars. I believe we should protect this asset.
- I believe that with the *Lets Talk Options* this will give an indication about where the public want expansion. We have facilities in our town already and we do not need to replicate a township.
- Look to the Queenstown expansion that has gone ad hoc. From Lake Hayes it went to Shotover Estate to Hanleys farm. This happened inconsequentially. Cromwell has the opportunity here and now to think of a thirty to fifty year vision. We do not need pop up areas. Our council needs to be creative and visionary to look at what an aerial view of Cromwell will look like for our grandchildren.
- Resources are tight. We need to spend them wisely.
- For people in Central to speak up it means they want a voice. We are not complacent to allow change to suit developers rather than the public.

Yours faithfully,

Patricia O'Neill

RESOURCE MANAGEMENT ACT 1991

FORM 6

FURTHER SUBMISSION IN SUPPORT OF, OR IN OPPOSITION TO, SUBMISSION ON PUBLICLY NOTIFIED PROPOSED PLAN CHANGE TO CENTRAL OTAGO DISTRICT PLAN

Clause 8 of Schedule 1, Resource Management Act 1991

To: Central Otago District Council
PO Box 122
ALEXANDRA 9340



Name of person making further submission: PHILLIP JAMES HODEN (Full name)

This is a further submission in support of (or in opposition to) a submission on proposed Plan Change 13 to the Central Otago District Plan.

I am:

1. A person representing a relevant aspect of the public interest, the grounds for saying this being:

A RESIDENT OF BANNOCKBURN LOOKING DOWN ON THE LANDSCAPE, or, OF THE PROPOSED SITE.

2. A person who has an interest in the proposal that is greater than the interest the general public has, the grounds for saying this being:

AS A MEMBER OF MCGILLIVRAID'S M.S.P. CONCERNED ABOUT THE; or, (Please state whether you are a person who may make a submission under 1 and/or 2 above and also specify/explain the grounds for saying that you come within category 1 and/or 2)

PARKS LONG TERM VIABILITY SHOULD THE PROPOSED PLAN CHANGE PROCEED.

3. The local authority for the relevant area.

I support (or oppose) the submission of:

..... on Plan Change 13.

(Please state the name and address of original submitter and submission number and submission point number of original submission)

The particular parts of the submission I support (or oppose) are:

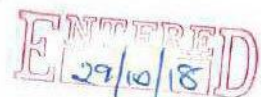
PLAN CHANGE 13 IN ITS ENTIRETY.

(Please clearly indicate which parts of the original submission you support or oppose, together with any relevant provisions of the proposal and continue on an additional page if necessary)

The reasons for my support (or opposition) are:

SEE ATTACHED.

(Please give reasons and continue on an additional page if necessary)



PLAN CHANGE 13
A

I seek that the whole ~~or part~~ [describe part], of the submission be ~~allowed~~ (or disallowed):

.....
.....

(Please give precise details)

I wish ~~or~~ do not wish) to be heard in support of my further submission.
(Please strike out as applicable)

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

[Handwritten Signature]

26 Oct. 2018

Signature of person making Further Submission
(or person authorised to sign on behalf of person making further submission)
(A signature is not required if you make your submission by electronic means)

Date

Electronic address for service of person making further submission: *p.j.pilot@outlook.com*
(Please write clearly)

Telephone No: *021 965 683*

Postal Address: *PO Box 356*
CRODWELL 9342

Contact Person: *PHILLIP HORN*
(name & designation, if applicable)

FURTHER SUBMISSIONS IN SUPPORT OF, OR IN OPPOSITION TO, ANY SUBMISSION ON PROPOSED PLAN CHANGE 13 CLOSE ON MONDAY 29 OCTOBER 2018

Note to person making Further submission

A copy of your further submission must be served on the original submitter within 5 working days after it is served on the local authority.

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.

The proposed development by River Terraces Development Limited is in the wrong location being too close to existing business' e.g. orchards, stock car track, Highlands Motor Sport Park etc.

As a member of Highlands I am aware of the tremendous economic benefits it has brought to the area as an event centre / museum and tourist attraction.

I am also aware of the past complaints be a few people inhibiting the park reaching its full potential.

The proposed River Terraces development is too close and too intensive essentially setting up a small town in competition to Cromwell.

Many residents of the proposed development would undoubtedly complain about noise from orchards / vineyards and stock car events plus Highlands activities. Viz Paul Keast in Alexandra – a relative new comer to the area now complaining about the noisy environment he voluntarily moved into. Article attached.

ALEXANDRA

'WW3' noises on orch

LYNDA VAN KEMPEN

A "CONSTANT barrage of noise" from some orchards during fruit harvesting season sounded like World War 3 had broken out, an Alexandra vineyard owner told a planning hearing this week.

Continuous noise from dawn to dusk during the three-month period included sirens and cannons for bird-

scaring and helicopters flying overhead, Paul Keast said.

Noise from two-bladed frost-fighting fans also disturbed the peace, he told the Central Otago District Council's 10-year plan hearing.

"I was out pruning in the snow [on Wednesday] and it was peaceful out there, but for three months of the year, things change quite drastically."

Mr Keast lives on Letts Gully Rd, on

the outskirts of Alexandra, and said he was a relative newcomer to the area. Noise pollution would become a bigger issue as more people moved on to rural blocks, he said.

His vineyard used nets to keep birds out but several orchards used bird-scaring cannons or sirens, resulting in "artificial noises" in the environment, which could be very disconcerting.

Two-bladed frost fans were cheaper

Otago Daily Times • Saturday, June 9, 2018

ards 'not acceptable'

than fans with more blades but they were also noisier and less efficient, Mr Keast said.

He urged the council to restrict what could be used on horticulture and viticulture blocks as bird-scaring devices and for frost-fighting.

"Continuing to state that it's a rural area and noise is to be expected is not an excuse.

"Some rural noises are to be

expected in the country at certain times and for short duration; however, the constant barrage of noises from frost fans (all night sometimes) and from dawn to dusk for bird-scaring, continuously for more than three months, is not acceptable to the majority of the residents of rural areas."

When the council considered submissions on Thursday, Cr Malcolm

Topliss said something needed to be done "urgently" about Mr Keast's concerns.

"It's totally unacceptable as far as I'm concerned."

Mayor Tim Cadogan acknowledged Mr Topliss' comment but said the issue had to be looked at during the district plan review later this year.

Cr Martin McPherson said the plan already listed noise limits.

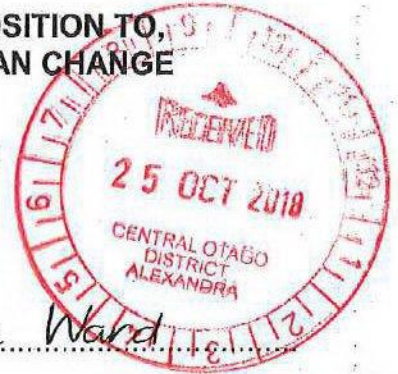
RESOURCE MANAGEMENT ACT 1991

FORM 6

FURTHER SUBMISSION IN SUPPORT OF, OR IN OPPOSITION TO, SUBMISSION ON PUBLICLY NOTIFIED PROPOSED PLAN CHANGE TO CENTRAL OTAGO DISTRICT PLAN

Clause 8 of Schedule 1, Resource Management Act 1991

To: Central Otago District Council
PO Box 122
ALEXANDRA 9340



Name of person making further submission: Phillippa Jane Ward (Full name)

This is a further submission in support of (or in opposition to) a submission on proposed Plan Change 13 to the Central Otago District Plan.

I am:

1. A person representing a relevant aspect of the public interest, the grounds for saying this being:

.....; or,

2. A person who has an interest in the proposal that is greater than the interest the general public has, the grounds for saying this being: A rate-payer and property owner in Cromwell. Since 1955, I and my family, have had a close connection with the community of Cromwell and the wider basin.

(Please state whether you are a person who may make a submission under 1 and/or 2 above and also specify/explain the grounds for saying that you come within category 1 and/or 2)

3. The local authority for the relevant area.

I support (or oppose) the submission of:

Alastair and Sue Stark 348(1-18) on Plan Change 13. (Please state the name and address of original submitter and submission number and submission point number of original submission)

The particular parts of the submission I support (or oppose) are:

All parts 348/1 through to 348/18 especially 348/1 and 2 348/8 and 9

(Please clearly indicate which parts of the original submission you support or oppose, together with any relevant provisions of the proposal and continue on an additional page if necessary)

The reasons for my support (or opposition) are: The submission notes the crucial importance of the Cromwell community and amenities - PC13 will destroy this. 348/8+9

There are a number of outstanding issues that need further information and are also significant enough to mean that ultimately the issues cannot be mitigated, making this plan change at this scale in this location, unsupportable.

I seek that the whole ~~or part (describe part)~~ of the submission be allowed ~~(or disallowed)~~:

Submission 348/1 to 348/18

(Please give precise details)

I wish ~~(or do not wish)~~ to be heard in support of my further submission.

(Please strike out as applicable)

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

(Please delete if you would not consider presenting a joint case)

P. J. Ward

25 October 2018

Signature of person making Further Submission

Date

(or person authorised to sign on behalf of person making further submission)

(A signature is not required if you make your submission by electronic means)

Electronic address for service of person making further submission: espinhouse@gmail.com

(Please write clearly)

Telephone No: 0274 548 714

Postal Address:

35 Espin Crescent

Karori

Wellington 6012

Contact Person:

Phillippa Ward

(name & designation, if applicable)

**FURTHER SUBMISSIONS IN SUPPORT OF, OR IN OPPOSITION TO, ANY SUBMISSION
ON PROPOSED PLAN CHANGE 13 CLOSE ON MONDAY 29 OCTOBER 2018**

Note to person making Further submission

A copy of your further submission must be served on the original submitter within 5 working days after it is served on the local authority.

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.

ENTERED
29/10/18

RESOURCE MANAGEMENT ACT 1991

FORM 6

FURTHER SUBMISSION IN SUPPORT OF, OR IN OPPOSITION TO,
SUBMISSION ON PUBLICLY NOTIFIED PROPOSED PLAN CHANGE
TO CENTRAL OTAGO DISTRICT PLAN

Clause 8 of Schedule 1, Resource Management Act 1991



To: Central Otago District Council
PO Box 122
ALEXANDRA 9340

Name of person making further submission: Phyllis May Smith
(Full name)

This is a further submission in support of (or in opposition to) a submission on proposed Plan Change 13 to the Central Otago District Plan.

I am:

1. A person representing a relevant aspect of the public interest, the grounds for saying this being:

I am a resident of Cromwell; or,

2. A person who has an interest in the proposal that is greater than the interest the general public has, the grounds for saying this being:

I am a resident of Cromwell; or,
(Please state whether you are a person who may make a submission under 1 and/or 2 above and also specify/explain the grounds for saying that you come within category 1 and/or 2)

3. The local authority for the relevant area.

I support (or oppose) the submission of:

340 Phyllis Smith 18 Blyth St Cromwell on Plan Change 13.
(Please state the name and address of original submitter and submission number and submission point number of original submission)

The particular parts of the submission I support (or oppose) are:

340/1 340/2

(Please clearly indicate which parts of the original submission you support or oppose, together with any relevant provisions of the proposal and continue on an additional page if necessary)

The reasons for my support (or opposition) are:

Dividing the town into 2 centres

An intolerable noise level that will be generated
(Please give reasons and continue on an additional page if necessary)

from the Highlands Motor Sport Park which has been and is an asset to our community

We have plenty of land inside the town boundary for development

I seek that the whole ~~or part~~ ^{allowed} [describe part], of the submission be allowed ~~(or disallowed)~~:

..... 3.40/1 3.40/2

(Please give precise details)

I ~~wish~~ do not wish) to be heard in support of my further submission.
(Please strike out as applicable)

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

..... P.M. Smith 26.10.2018
Signature of person making Further Submission Date
(or person authorised to sign on behalf of person making further submission)
(A signature is not required if you make your submission by electronic means)

Electronic address for service of person making further submission: russell.smith@extra.co.uk
(Please write clearly)

Telephone No: 03 445 0439

Postal Address: 18 Blyth St.
Cromwell
9310

Contact Person: Phyllis Smith
(name & designation, if applicable)

FURTHER SUBMISSIONS IN SUPPORT OF, OR IN OPPOSITION TO, ANY SUBMISSION ON PROPOSED PLAN CHANGE 13 CLOSE ON MONDAY 29 OCTOBER 2018

Note to person making Further submission

A copy of your further submission must be served on the original submitter within 5 working days after it is served on the local authority.

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.

ENTERED
29/10/18



FORM 6

**FURTHER SUBMISSION IN SUPPORT OF, OR IN OPPOSITION TO,
SUBMISSION ON PUBLICLY NOTIFIED PROPOSED POLICY STATEMENT
OR PLAN, CHANGE OR VARIATION**

Clause 8 of Schedule 1, Resource Management Act 1991

To Central Otago District Council
PO Box 122
ALEXANDRA

Name Public Health South

Address Private Bag 1921
DUNEDIN 9054

(Note: different address for service below)

1. This is a further submission in support of, or in opposition to, submissions on Proposed Plan Change 13 to the Central Otago District Plan ("PC13").
2. Public Health South is a party with an interest in the proposal that is greater than the interest of the general public. Southern District Health Board (Southern DHB) presents this submission through its public health service, Public Health South. Southern DHB delivers health services to a population of 319,200 and has responsibility under the New Zealand Public Health and Disability Act 2000 to improve, promote and protect the health of people and communities. It seeks to promote equity and to reduce adverse social and environmental effects on the wellbeing of people and communities. **They aim to create or advocate for healthy social, physical and cultural environments.** Public Health South's original submission on PC13 set out the reasons for their opposition to PC13.
3. The original submissions that Public Health South either supports or opposes are described, and the reasons for Public Health South's support or opposition are detailed, in the table attached as **Annexure A** to this further submission.
4. Public Health South seeks that the relief set out in **Annexure A**, in terms of allowing or disallowing original submissions, be granted.
5. Public Health South **does** wish to be heard in support of this further submission. If others make a similar submission, Public Health South will not consider presenting a joint case with them at a hearing.

ENTERED
29/10/18

Date: 26 October 2018

Signature



Tom Scott, Public Health South

Address for Service: Public Health South

C/- Mitchell Daysh Limited
PO Box 489
DUNEDIN 9054

Telephone: 03 477 7884

Email: megan.justice@mitchelldaysh.co.nz

Contact person: Megan Justice

Note to person making further submission

A copy of your further submission must be served on the original submitter within 5 working days after it is served on the local authority.

ANNEXURE A
FURTHER SUBMISSION TABLE

PROVISION	SUBMITTER	THE PARTICULAR PARTS OF THE SUBMISSION PHS SUPPORTS OR OPPOSES	RELIEF SOUGHT BY SUBMITTOR	PUBLIC HEALTH SOUTH'S POSITION & REASONS	RELIEF SOUGHT												
Rule 20.7.7	Riverview Terrace Developments Ltd Submitter 298	298/1 – 298/3	<p>Modify PC 13 to add the following acoustic insulation standard as Rule 20.7.7(x):</p> <p>20.7.7(x) Acoustic Insulation of Buildings Containing Noise Sensitive Activities</p> <p>1) Noise Sensitive Spaces located within the River Terrace Resource Area shall be designed, constructed and maintained to ensure that the following Outdoor –Indoor Transmission Class (OITC) noise level reductions are achieved in the Acoustic Insulation Zones shown on the Acoustic Insulation Plan in 20.7.11</p> <table border="1"> <thead> <tr> <th>Acoustic Insulation Zone</th> <th>OITC for Bedrooms</th> <th>OITC for Other Noise Sensitive Spaces</th> </tr> </thead> <tbody> <tr> <td>A</td> <td>30</td> <td>30</td> </tr> <tr> <td>B</td> <td>33</td> <td>25</td> </tr> <tr> <td>C</td> <td>30</td> <td>25</td> </tr> </tbody> </table> <p>a) The OITC assessment shall be determined in accordance with ASTM E1332-16 Standard Classification for Rating Outdoor-Indoor Sound Attenuation <i>(Nb. full submission point not shown)</i></p>	Acoustic Insulation Zone	OITC for Bedrooms	OITC for Other Noise Sensitive Spaces	A	30	30	B	33	25	C	30	25	<p>PHS opposes this submission.</p> <p>i) The provision of sound insulation does not address issues of residential amenity including in the outdoor environment.</p> <p>ii) The sound insulation criteria proposed are at a basic standard that could generally be achieved without any upgrades to normal building constructions. This will not provide adequate protection for residents in this degraded acoustic environment. The assessment of the external noise environment by Styles Group does not adequately take into account the distinctive characteristics of motorsport sound and understates the potential impacts.</p> <p>iii) The sound insulation requirements proposed have been specified in terms of ASTM standards rather than ISO standards that are commonly used for this application in New Zealand. As well as for consistency, ISO standards are preferred as New Zealand is a participating member of ISO so can influence and vote on the relevant standards.</p> <p>iv) The sound insulation standards will be negated by the absence of any requirements for ventilation and heating/cooling. If residents have to open windows to achieve reasonable internal thermal comfort, then the required sound insulation will be bypassed. Further, it is noted that the ventilation specification suggested in the Styles Group report has not been included in the submission, but regardless, that specification is inadequate to avoid windows needing to be opened.</p>	Reject submission.
Acoustic Insulation Zone	OITC for Bedrooms	OITC for Other Noise Sensitive Spaces															
A	30	30															
B	33	25															
C	30	25															
Rule 20.7.7	Riverview Terrace Developments Ltd Submitter 298	298/4 – 298/8 Section 2.3 of submission	<p>Rule 20.7.7(viii) and (ix) refer to restrictive no-complaint covenants that do not include or refer to any particular format and do not specify who determines that format. Modify Rules 20.7.7(viii) and (ix) to refer to a particular format for covenants in Rule 20.7.7(viii)(b) and Rule 20.7.7(ix)(b) by:</p> <p>(a) adding the following subclause: "is in a format and wording approved by the Council"</p> <p>(b) include references to the draft covenants in Appendix 2 [to the submission], either by including them in the rule</p>	<p>The reasons for Public Health South's opposition to the restrictive no-complaints covenant are set out in full in its original submission. In brief, the proposed provisions do not provide for the reasonable protection of the health of people and communities and do not avoid, remedy or mitigate adverse noise effects upon the health and amenity values of people in future buildings used for noise sensitive activities.</p>	Reject submission.												

			<p>as draft covenants or by referring to them as document sitting outside the District Plan held by Council, in either case being draft covenants subject to final amendment and approval by Council prior to registration.</p> <p>Amend Rules 20.7.7(viii)(b)(ii) and (iii) and insert a new (v) as follows:</p> <p>(ii) In the case of Lot 400 DP 466637, prevents any owner or occupier of the servient land from complaining about or taking steps to prevent motorsports and related activities lawfully carried out as authorised by the terms and conditions of resource consent numbers RC 150225 and RC 150281 <u>including any variations operative prior to 19 May 2018.</u></p> <p>(iii) In the case of Lot 1 DP 403966, prevents any owner or occupier of the servient land from complaining about or taking steps to prevent speedway and stock car track and related activities lawfully carried out as authorised by the terms and conditions of the planning consent for those activities issued by the (former) Vincent County Council dated 29 September 1980 including any <u>variations effective operative prior to insert dated RTRA notified 19 May 2018.</u></p> <p>(v) In in a format and wording approved by the Council.</p> <p>Amend Rule 20.7.7(ix)(b)(ii) and insert a new (iv) as follows:</p> <p>(b)(ii) prevents any owner or occupier of the servient land from complaining about or taking any steps to prevent noise being lawfully generated in the normal course of orcharding activities being undertaken on the benefitting land, including noise from frost -fighting and bird-scaring,</p> <p>(iv) is in a format and wording approved by the Council.</p> <p>Make any other amendments, including adding additional legal descriptions, to achieve the objective of these rules which is to protect adjacent existing noise generating activities from complaints from residents or occupiers within the RTRA.</p> <p>Any alternative, additional and/or consequential amendments to the RTRA provisions (including plans), and to the wider District Plan provisions, as may be necessary or appropriate to achieve the RTRA as a new zone in the Central Otago District Plan.</p>		
<p>20.1 Introduction</p> <p>New Objective</p> <p>New Policy</p>	<p>Highlands Motorsport Park Limited</p> <p>Submitter number 144</p>	<p>144/9 -144/11, and</p> <p>Relief set out in Appendix 1 of the submission</p>	<p>Amendments sought to the Introduction statement 20.1 – submission seeks that the introduction be deleted and replaced with:</p> <p><i>“The River Terrace Resource Area is adjacent to a variety of existing activities that affect the nature of the existing environment such that it is not characteristic of a residential area. These include the Highlands Motorsport Park, the Central Otago Speedway, State Highway 6 and</i></p>	<p>PHS supports the amendment sought to the Introduction 20.1.</p>	<p>If PC13 is not rejected in its entirety, allow submission.</p>

			<p><u>Orchard Activities. It is recognised that these existing activities all generate noise and other effects that will compromise the amenity values of the River Terraces Resource Area to varying degrees. Highland Tier 2 days and Speedway events generate noise effects on outdoor amenity that cannot be mitigated for residents within the River Terrace Resource Area. Significant levels of acoustic insulation and ventilation will be required for all buildings within the River Terrace Resource Area to mitigate the effects of Highland Tier 2 and Speedway events on indoor living environments. Objectives, Policies, Rules and other Methods are included within the River Terraces Resource Area to protect existing activities from reverse sensitivity effects.”</u></p> <p>Include new Objective: <u>Objective: Healthy Buildings – Construction of buildings that provide quiet and healthy internal environments that protect residents, to the extent possible from effects of existing activities surrounding the River Terrace resource Area.</u></p> <p>Include new Policy: <u>Orientating building and locating outdoor living spaces behind structures to provide some protection from noise generated by the day to day activities of Highland Motor Park.</u></p>		
<p>Rules 20.7.1 and 20.7.3</p>	<p>Highlands Motorsport Park Limited</p> <p>Submitter number 144</p>	<p>Relief set out in Appendix 1 of the submission</p>	<p>Highlands Motorsport Park Limited submitted on Permitted Activity Rules:</p> <ul style="list-style-type: none"> - 20.7.1(ii) Residential Activities and buildings within Residential sub-areas A and B, <p>and Restricted Discretionary Rules:</p> <ul style="list-style-type: none"> - 20.7.3(ii) (buildings for residential activities in the retirement living overlay); - 20.7.3(iii) (buildings for centralised activities in the retirement living overlay); - 20.7.3(iv) (buildings within the neighbourhood centre overlay); - 20.7.3(v) (buildings within the education overlay); - 20.7.3(xi) (travellers' accommodation in Residential Sub-Areas A and B. <p>These submission points seek to include new noise insulation requirements and outdoor amenity area location requirements under the specific standards for the activities provided for by the above rules.</p> <p>These submissions also seek that failure to comply with the “outdoor amenity location” standard and the “noise insulation” standard comprises a Prohibited Activity.</p>	<p>PHS supports this submission insofar as the rule framework is clearer than the rule framework notified.</p> <p>As notified, section 20.7.7 General Standards includes the noise insulation requirements. Discretionary rule 20.7.4 (i) requires all proposals comply with the general standards, and if proposals do not comply with the general standards, then the proposal is a Discretionary Activity. PHS’s original submission sought that more robust noise insulation standards be included in section 20.7.7.</p> <p>The notified rule framework is overly complicated and could be simplified by including the insulation standards (as set out in PHS’s original submission) within Rules 20.7.1, 20.7.3(i), 20.7.3(ii), 20.7.3(iii), 20.7.3(vi), 20.7.3(v) and 20.7.3(ix), or alternatively each of the rules could explicitly state that activities must also comply with the General Standards in Rule 20.7.7.</p> <p>PHS also supports Highlands Motorsport Park Limited's submission that a failure to comply with the standards is a prohibited activity, given the anticipated adverse health effects associated with the location of the PC13 site.</p>	<p>If PC13 is not rejected in its entirety, PHS seeks that the rule framework that links the requirement for all activities to comply with the noise insulation standard are more clearly indicated, and that failure to comply with these standards comprises a Prohibited Activity of the activities listed in rules 20.7.1 and 20.7.3.</p>

				Please note that PHS seeks that the noise insulation standards set out in its original submission are preferred over the noise insulation standard sought by Highlands Motorsport Park Limited.	
Rules 20.7.7, 20.7.4, and 20.7.5	Highlands Motorsport Park Limited Submitter number 144	Relief set out in Appendix 1 of the submission	Highlands Motorsport Park Limited submitted on General Standards Rules 20.7.7 – seeking inclusion of the acoustic insulation requirements and location of outdoor amenity areas be General Standards, in order to ensure that these requirements apply to all buildings and activities. The submitter also sought an amendment to Discretionary Activity Rule 20.7.4(f) to exclude non-compliance with the noise insulation and outdoor amenity area location standards from being a Discretionary activity, and instead sought an amendment to Rule 20.7.5 to make a breach of the amended General Standards (Rule 20.7.7) a non-complying activity.	PHS supports the inclusion of the general standard relating to the location of outdoor amenity areas as it will assist in managing the adverse noise effects on residents. PHS supports the amendment to rule 20.7.5 that would result in any proposal/activity that does not achieve the General Standards set out in 20.7.7 to be a non-complying activity, as a non-complying activity status is more appropriate for a breach of these important standards. (It is noted that this submission point is in addition to the submission point on rules 20.7.1 and 20.7.3 which seeks that non-compliance with the noise insulation standards for the activities listed rules 20.7.1 and 20.7.3 comprises a Prohibited Activity).	If PC13 is not rejected in its entirety, PHS seeks that the Highlands Motorsport Park Limited submission is allowed. PHS notes that the noise insulation standards set out in its original submission which it sought to be included in General Standard 20.7.7, is preferred over the noise insulation standard set out in the Highlands Motorsport Park submission.
Rule 20.7.3	Kawarautrust Orchard Limited Submitter number 167	176/11	Rule 20.7.3(viii)(f) provides for subdivision as a discretionary restricted activity, and clause (f) relates to shelter belt planting. The submitter states that the minimum requirements for shelterbelts at maturity should be specified for this vegetation buffer, and states that there is no certainty that a 2m high vegetation buffer is capable of providing 'shelter' envisaged in the New Zealand Standard.	PHS supports this submission and considers more certainty is required to ensure the buffer promoted is effective.	If PC13 is not rejected in its entirety, PHS seeks that the rule requiring shelter belt planting is amended to ensure it achieves its intended purpose, and that any rule is based on evidential information.
ALL	Mayshield Properties Ltd Submitter number 227	227/1-227	The specific provisions of the proposal that the submission relates to are the absence of controls of any substance in relation to the dwelling/buildings to protect them from noise associated with the Motorsport Park with the exception of a no complaints covenant. The proposed rules suggest an acoustic insulation standard for residential buildings or buildings containing activities sensitive to road noise within 80 metres of State Highway 6. This rule needs further amending as follows- <i>An acoustic insulation standard for residential buildings or buildings containing activities sensitive to both road noise and motorsport noise within 125 metres of State Highway 6 and within 125 metres of Sandflat Road.</i> <i>Erection of sound barriers in the form of motorway style fences/bunds with plantings to absorb or deflect road noise and motorsport noise.</i>	PHS supports this submission insofar as it seeks noise insulation requirements for all residential activities, and suggests other noise mitigation measures, such as a noise bund.	If PC13 is not rejected in its entirety, PHS considers that all forms of noise mitigation should be considered to manage adverse effects on sensitive activities.

20.7.7 General Standards	New Zealand Transport Agency Submitter number 254	254/1	The text of the plan change includes an exception regarding the application of the general standards 'as set out in Rules 20.7.1-20.7.3' The nature and consequence of this exception is unclear. The submitter seeks that the nature and consequence of the exception to the General Standards is clarified.	PHS agrees that this exception is unclear and should be deleted as it contradicts Discretionary Rule 20.7.4 which requires all proposals to achieve the General Standards.	If PC13 is not rejected in its entirety, PHS seeks that the text of Rule 20.7.7 be amended to state that the General Standards in 20.7.7 apply for all proposals, activities and buildings in the River Terrace Resource Area.
General Standards 20.7.7 (vii) rule	New Zealand Transport Agency Submitter number 254	254/1	NZTA has sought that the Rule 20.7.7(vii) be amended to <u>"take account of any increases in noise from projected traffic growth during a period of not less than 10 years from the commencement of construction of the development."</u>	PHS agrees that the future-proofing of noise insulation is required. PHS has provided alternative wording for this rule in its original submission but seeks that the underlined words be included as part of its original wording sought for this rule.	If PC13 is not rejected in its entirety, PHS seeks that the text of Rule 20.7.7 be amended to include the underlined wording set out in this submission point.
General	Otago Regional Council Submitter number 261	261/13-14	The Otago Regional Council has raised concerns about air quality and has sought that the use of low or no emission heating systems should be required within the PC 13 area; and the CODC should promote the use of low emission communal heating systems as developments of this type, ie. medium to high density residential housing with anchor community centre activities, are particularly suitable to such heating systems.	PHS supports the requirement to manage emissions from heating sources to manage health effects associated with air quality.	If PC13 is not rejected in its entirety, PHS seeks that air emissions are appropriately managed within the PC13 area.
20.1 Introduction	Transpower New Zealand Ltd Submitter number 373	Set out in Schedule 1 to the submission	20.1 Introduction – Transpower seeks that a new clause be inserted into the Introduction: <u>Sections 11-15 of the District Plan contain issues, objectives, policies, rules and standards which apply district wide, including in the River Terrace Resource Area. Where any of these district wide provisions (Sections 11-15) conflict with the provisions of the River Terrace Resource Area (Section 20) the district wide provisions (Sections 11-15) shall prevail.</u>	PHS supports the insertion as these 'District Wide' sections of the District Plan are relevant to the River Terrace Resource Area.	If PC13 is not rejected in its entirety, PHS seeks that this new clause is inserted into 20.1 Introduction.
Policy 20.4	Transpower New Zealand Ltd Submitter number 373	Set out in Schedule 1 to the submission	Amend Policy 20.4 as follows: <u>Where any of the policies of the River Terrace Resource Area conflict with the policies in the sections listed above, the policies in the sections listed above of the River-terrace Resource Area shall prevail.</u>	PHS considers this amendment to be appropriate, as it is consistent with the operative District Plan.	If PC13 is not rejected in its entirety, PHS seeks that Policy 20.4 is amended as requested by Transpower.
All	Anthony Streeter Submitter number 353	Entire submission	Submitter supports PC13 in its entirety and seeks that this is approved.	PHS opposes this submission for the reasons set out in its original submission.	Reject submission.

RESOURCE MANAGEMENT ACT 1991

FORM 6

FURTHER SUBMISSION IN SUPPORT OF, OR IN OPPOSITION TO,
SUBMISSION ON PUBLICLY NOTIFIED PROPOSED PLAN CHANGE
TO CENTRAL OTAGO DISTRICT PLAN

Clause 8 of Schedule 1, Resource Management Act 1991

To: Central Otago District Council
PO Box 122
ALEXANDRA 9340

Name of person making further submission: Richard Warwick Foale..... (Full name)

This is a further submission in support of (~~or in opposition to~~) a submission on proposed Plan Change 13 to the Central Otago District Plan.

I am:

1. A person representing a relevant aspect of the public interest, the grounds for saying this being:

.....; or,
2. A person who has an interest in the proposal that is greater than the interest the general public has, the grounds for saying this being:

I am a person who holds an interest greater than the general public as I am a Cromwell resident, a commuter on the roads, a parent with school kids, in the tourism industry, in the horticulture supply industry, a supporter of motorsport, and a rate payer.

(Please state whether you are a person who may make a submission under 1 and/or 2 above and also specify/explain the grounds for saying that you come within category 1 and/or 2)

3. The local authority for the relevant area. I support (~~or oppose~~) the submission of:

1. James Dicey, james@grapevision.co.nz, 90 - support all
2. Robin Dicey, rhmdicey@gmail.com, 92 - support all
3. Peter John Mead & Alastair Stark, alanmckay@xtra.co.nz, 228 - support in full
4. Df Jones Family Trust, and Suncrest Orchard Limited, jones.fam@xtra.co.nz, 164 - support in full
5. Andrew John Iremonger, Iremonger.Aj@gmail.com, 156 - support all
6. Thomas Alan Coull, thomascoull@gmail.com, 63 - support all
7. Werner Murray, carolynwerner@mac.com, 252 - support all
8. Horticulture New Zealand, rachelmcclung@hortnz.co.nz, 151 - support all
9. MotorSport NZ, brian@motorsport.org.nz, 248 - support all
10. Mt Difficulty Wines, matt@mtdifficulty.nz, 249 - support all, particularly 249/13 landscape visual amenity
11. Highlands Motorsport Park Limited, bridget.irving@gallawaycookallan.co.nz, 144 - support all
12. Simon John Douglas Giles, simongiles1@mac.com, 131 - support all
13. NZ Transport Agency, richard.shaw@nzta.govt.nz, 254 - support in part - insufficient detail
14. Greg and Ros Hinton, alastair.logan@rossdowling.co.nz, 146 - support all

on Plan Change 13.

(Please state the name and address of original submitter and submission number and submission point number of original submission)



The particular parts of the submission I support (or oppose) are:

- 90, 92, 228, 164, 151 – Effect on Orchards: being loss of agricultural land, impact on economy, impact on tourism, reverse sensitivity particularly spray drift (164/2), these matters have been raised by submitters but there is insufficient information in the application to address these matters. We request a report in accordance with S42A(1) of the Resource Management Act 1991.
- 156 – Effect on Infrastructure: insufficient detail in Mott MacDonald report to make infrastructure decisions, and to determine cost on rate payers in the future, we request a report in accordance with S42A(1) of the Resource Management Act 1991.
- 63, 252, 249 – Effect on Community: immediate and untimely disproportionate effect on the small Cromwell community in relation to its current population; the proposal has adverse effects on the environment and its resources (63/4, 252/3), Cromwell community plan has not been addressed in this regard. Dark sky policies have not been addressed (63/16). Effect on landscape and amenity (249/13).
- 252 – Effect on Master Planning and Urban Design: Out of centre development, no analysis on established commercial uses in Cromwell, no comment on retail hierarchy has been made (252/1),
- 249, 144, 131 – Effect on Tourism: employment in Cromwell (144/2), tourism (144/16), visual amenity in relation to views and against CDDC regional identity 249/13. Insufficient information provided in application to address these issues, we request a report in accordance with S42A(1) of the Resource Management Act 1991.
- 254, 146, 252, Effect on traffic: traffic report is insufficient and a Council peer review should be conducted. NTA have not applied enough rigour as the development will impact the Kawarau Gorge and ultimately the Shotover Bridge. Further information is required.

(Please clearly indicate which parts of the original submission you support or oppose, together with any relevant provisions of the proposal and continue on an additional page if necessary)

The reasons for my support (or opposition) are:

As detailed above there are a number of outstanding issues that need further information and are also significant enough to mean that ultimately the issues cannot be mitigated making this plan change at this scale and in this location un-supportable.

(Please give reasons and continue on an additional page if necessary)

I seek that the whole or part [describe part], of the submission be allowed (or disallowed):

As detailed above, the impact of the proposed plan change and insufficient information provided result in the conclusion that the project is incompatible with the direction Cromwell should take.

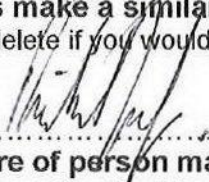
(Please give precise details)

I wish/~~(or do not wish)~~ to be heard in support of my further submission.

(Please strike out as applicable)

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

(Please delete if you would not consider presenting a joint case)



.....29 October 2018.....
Date

.....
Signature of person making Further Submission
(or person authorised to sign on behalf of person making further submission)
(A signature is not required if you make your submission by electronic means)

Electronic address for service of person making further submission: ...richard@heliview.co.nz...
(Please write clearly)

Telephone No: ...03 445 0444.....

Postal Address: PO Box 450 Cromwell 9342.....

Contact Person:
(name & designation, if applicable)

**FURTHER SUBMISSIONS IN SUPPORT OF, OR IN OPPOSITION TO, ANY SUBMISSION
ON PROPOSED PLAN CHANGE 13 CLOSE ON MONDAY 29 OCTOBER 2018**

Note to person making Further submission

A copy of your further submission must be served on the original submitter within 5 working days after it is served on the local authority.

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.

ENTERED
30/10/18



**RESOURCE MANAGEMENT ACT 1991
FORM 6**

**FURTHER SUBMISSION IN SUPPORT OF, OR IN OPPOSITION TO,
SUBMISSION ON PUBLICLY NOTIFIED PROPOSED PLAN CHANGE
TO CENTRAL OTAGO DISTRICT PLAN**

Clause 8 of Schedule 1, Resource Management Act 1991

To: Central Otago District Council
PO Box 122
ALEXANDRA 9340

Name of person making further submission: ...Robin Henry Maguire
Dicey.....
(Full name)

This is a further submission in support of a submission on proposed Plan Change 13 to the Central Otago District Plan.

I am:

1. A person representing a relevant aspect of the public interest, the grounds for saying this being:
.....N/A.....

2. A person who has an interest in the proposal that is greater than the interest the general public has, the grounds for saying this being:

I am a person who holds an interest greater than the general public as I am a Cromwell resident in the horticulture industry and a supporter of motorsport.

(Please state whether you are a person who may make a submission under 1 and/or 2 above and also specify/explain the grounds for saying that you come within category 1 and/or 2)

3. The local authority for the relevant area. N/A

I support the submissions of:

1. James Dicey, james@grapevision.co.nz, 90 – support all
2. Peter John Mead & Alastair Stark, alanmckay@xtra.co.nz, 228 – support in full
3. DJ Jones Family Trust, and Suncrest Orchard Limited, jones.fam@xtra.co.nz , 164 – support in full
4. Andrew John Iremonger, Iremonger.AJ@gmail.com, 156 – support all
5. Thomas Alan Coull, thomascoull@gmail.com, 63 – support all
6. Werner Murray, carolynwerner@mac.com, 252 – support all
7. Horticulture New Zealand, rachel.mcclung@hortnz.co.nz , 151 - support all
8. Motorsport NZ, brian@motorsport.org.nz, 248 – support all
9. Mt Difficulty Wines, matt@mtdifficulty.nz, 249 – support all, particularly 249/13 landscape visual amenity
10. Highlands Motorsport Park Limited, bridget.irving@gallawaycookallan.co.nz, 144 – support all
11. Simon John Douglas Giles, simongiles1@mac.com, 131 – support all
12. NZ Transport Agency, richard.shaw@nzta.govt.nz, 254 – support in part – insufficient detail
13. Greg and Ros Hinton, alastair.logan@rossdowling.co.nz , 146 – support all
14. River Terrace Development Limited, office@brownandcompany.co.nz , 298 – oppose in full
15. Public Health South, megan.justice@mitchelldaysh.co.nz, 285 – support in full

on Plan Change 13.

(Please state the name and address of original submitter and submission number and submission point number of original submission)

ENTERED
29/10/18 ID

The particular parts of the submissions I support are:

- 90, 92, 228, 164, 151, 285 – **Effect on Orchards:** being loss of agricultural land, impact on economy, impact on tourism, reverse sensitivity particularly spray drift (164/2, 285/8), these matters have been raised by submitters but there is insufficient information in the application to address these matters. We request a report in accordance with S42A(1) of the Resource Management Act 1991.
- 156 – **Effect on Infrastructure:** insufficient detail in Mott McDonald report to make infrastructure decisions, and to determine cost on rate payers in the future, we request a report in accordance with S42A(1) of the Resource Management Act 1991.
- 63, 252, 249 – **Effect on Community:** immediate and untimely disproportionate effect on the small Cromwell community in relation to its current population; the proposal has adverse effects on the environment and its resources (63/4, 252/3), Cromwell community plan has not been addressed in this regard. Dark sky policies have not been addressed (63/16). Effect on landscape and amenity (249/13).
- 252 - **Effect on Master Planning and Urban Design:** Out of centre development, no analysis on established commercial uses in Cromwell, no comment on retail hierarchy has been made (252/1),
- 249, 144, 131 – **Effect on Tourism:** employment in Cromwell (144/2), tourism (144/16), visual amenity in relation to views and against CODC regional identity 249/13. Insufficient information provided in application to address these issues, We request a report in accordance with S42A(1) of the Resource Management Act 1991.
- 254, 146, 252, **Effect on traffic:** traffic report is insufficient and a Council peer review should be conducted. NZTA have not applied enough rigour as the development will impact the Kawarau Gorge and ultimately the Shotover bridge. Further information is required.
- 298 - **Effects in relation to reverse sensitivity** – I oppose claims in relation to covenants and insulation in noise sensitive areas as being able to mitigate noise effects. It defeats affordability which is claimed, and these effects that are placed on future residents mean that they will not be able to provide for their social, economic and cultural wellbeing.
- 285/6, 285/7, 285/8 **Effects on health.** Rules/objectives cannot be written to remedy or mitigate noise and spray drift effects. Covenants are not an equitable or workable manner to deal with these effects – avoidance is the only course of action and as such any residential activity in this location should not be permitted.

(Please clearly indicate which parts of the original submission you support or oppose, together with any relevant provisions of the proposal and continue on an additional page if necessary)

The reasons for my support are:

As detailed above there are a number of outstanding issues that **need further information** and are also significant enough to mean that ultimately the issues cannot be mitigated making this plan change at this scale and in this location un-supportable.

(Please give reasons and continue on an additional page if necessary)

I seek that the whole of the submission be allowed:

.....
...Please see details above..

.....
(Please give precise details)

I wish to be heard in support of my further submission.

(Please strike out as applicable)

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

(Please delete if you would not consider presenting a joint case)

.....
Signature of person making Further Submission Date

(or person authorised to sign on behalf of person making further submission)

(A signature is not required if you make your submission by electronic means)

Electronic address for service of person making further submission:

...rhmdicey@gmail.com.....

(Please write clearly)

Telephone No:027 4451006.....

Postal Address: ...266 Felton Road.....

.....CROMWELL.....

.....
Contact Person: ...Robin Dicey.....

(name & designation, if applicable)

**FURTHER SUBMISSIONS IN SUPPORT OF, OR IN OPPOSITION TO, ANY SUBMISSION
ON PROPOSED PLAN CHANGE 13 CLOSE ON MONDAY 29 OCTOBER 2018**

Note to person making Further submission

A copy of your further submission must be served on the original submitter within 5 working days after it is served on the local authority.

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.

RESOURCE MANAGEMENT ACT 1991

FORM 6

FURTHER SUBMISSION IN SUPPORT OF, OR IN OPPOSITION TO,
SUBMISSION ON PUBLICLY NOTIFIED PROPOSED PLAN CHANGE
TO CENTRAL OTAGO DISTRICT PLAN

Clause 8 of Schedule 1, Resource Management Act 1991



To: Central Otago District Council
PO Box 122
ALEXANDRA 9340

Name of person making further submission: Russell McLellan Smith
(Full name)

This is a further submission in support of (or in opposition to) a submission on proposed Plan Change 13 to the Central Otago District Plan.

I am:

1. A person representing a relevant aspect of the public interest, the grounds for saying this being:
.....; or,

2. A person who has an interest in the proposal that is greater than the interest the general public has, the grounds for saying this being:
I am a resident of Cromwell.
.....; or,
(Please state whether you are a person who may make a submission under 1 and/or 2 above and also specify/explain the grounds for saying that you come within category 1 and/or 2)

3. The local authority for the relevant area.

I support (~~or oppose~~) the submission of:

Russell Smith 18 Blyth St Cromwell 341 on Plan Change 13.
(Please state the name and address of original submitter and submission number and submission point number of original submission)

The particular parts of the submission I ^{support} (~~or oppose~~) are:

Items 341/1 + 341/2
.....
(Please clearly indicate which parts of the original submission you support or oppose, together with any relevant provisions of the proposal and continue on an additional page if necessary)

The reasons for my ~~support~~ (or opposition) are:

My opposition to plan change 13 is that the 30 year masterplan for the Cromwell district has not been set in place.
.....
(Please give reasons and continue on an additional page if necessary)

I seek that the whole ~~or part~~ ^{allowed} [describe part], of the submission be ~~allowed~~ (or ~~disallowed~~):

That rural land described as Section 28 block 1 Cromwell Survey district
& part Section 24 block 1 Cromwell Survey district being 149.83 of land.
(Please give precise details)

I ~~wish~~ (or do not wish) to be heard in support of my further submission.
(Please strike out as applicable)

~~If others make a similar submission, I will consider presenting a joint case with them at a hearing.~~
(Please delete if you would not consider presenting a joint case)

R. M. L. Smith

25-10-2018

Signature of person making Further Submission Date
(or person authorised to sign on behalf of person making further submission)
(A signature is not required if you make your submission by electronic means)

Electronic address for service of person making further submission: russellsmith@xtra.co.nz
(Please write clearly)

Telephone No: 03 445 0439

Postal Address: 18 Rlyth St
Cromwell 9310

Contact Person: Russell Smith
(name & designation, if applicable)

**FURTHER SUBMISSIONS IN SUPPORT OF, OR IN OPPOSITION TO, ANY SUBMISSION
ON PROPOSED PLAN CHANGE 13 CLOSE ON MONDAY 29 OCTOBER 2018**

Note to person making Further submission

A copy of your further submission must be served on the original submitter within 5 working days after it is served on the local authority.

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.

ENTERED
29/10/18

RESOURCE MANAGEMENT ACT 1991

FORM 6

**FURTHER SUBMISSION IN SUPPORT OF, OR IN OPPOSITION TO,
SUBMISSION ON PUBLICLY NOTIFIED PROPOSED PLAN CHANGE
TO CENTRAL OTAGO DISTRICT PLAN**

Clause 8 of Schedule 1, Resource Management Act 1991

To: Central Otago District Council
PO Box 122
ALEXANDRA 9340



Name of person making further submission:

Sam Paardekooper

(Full name)

This is a further submission in support of (or in opposition to) a submission on proposed Plan Change 13 to the Central Otago District Plan.

I am:

1. A person representing a relevant aspect of the public interest, the grounds for saying this being:

.....; or,

2. A person who has an interest in the proposal that is greater than the interest the general public has, the grounds for saying this being:

An active member of both the Cromwell and Queenstown Communities

.....; or,

(Please state whether you are a person who may make a submission under 1 and/or 2 above and also specify/explain the grounds for saying that you come within category 1 and/or 2)

3. The local authority for the relevant area.

I oppose the submission of:

1. Submission #298 Winton Partners/River Terraces – the developer on Plan Change 13.

(Please state the name and address of original submitter and submission number and submission point number of original submission)

The particular parts of the submission I oppose are:

Wrong Location
Not good lifestyle for potential residence

ENTERED
29/10/18

It is not the right place for a new town almost half again the current size of Cromwell just to try help Queenstown housing issue. The road currently going from Cromwell to Queenstown is past what it can handle. It can take over 45min most days just to get out of shot over country, how long will it take with an increase in percentage of another 900 households commuting to work.

I can see the dream being sold on a nice autumn day, buy a section/house here, then come summer with its location close to the orchards and with the bird scarers going from dawn till dusk, Speedway going at night and a baby not sleeping there will be many unhappy families. This is not the dream of owning a house they were promised.

The developer is talking about all the amenities in the subdivision. What people will be sold on parks green spaces (no way to link these to Cromwell) etc but will they get built or will they just change it after they have sold the dream like has happened in other subdivisions?

(Please clearly indicate which parts of the original submission you support or oppose, together with any relevant provisions of the proposal and continue on an additional page if necessary)

The reasons for my support (or opposition) are:

The lack of supporting infrastructure. This would have to be provided by Council placing substantial burden on Cromwell ratepayers. The inclusion of a school and retirement accommodation in the proposal is unsound. It is not possible to achieve easy and safe access to important town facilities and the wider community, the development would not represent a logical progression for the residential growth of Cromwell and would result in out of centre development. Land should be released sequentially, not on an ad-hoc basis, and an overcrowded, urban design would degrade the horticultural visual aesthetic that is becoming one of the Cromwell basin's tourist draw cards. This is not the kind of subdivision Cromwell wants or needs.

This planned development does not come close to making an effective case for their application to be successful. A review of the submissions confirms that Cromwell residents and businesses agree with me. Council needs to act on the side of its constituency. This proposal is not controversial, rather it is unanimously opposed. Saying yes to this would be signing a death warrant for the speedway and motor sport park with almost 100 years of history between them bring not only much joy but also a great deal of economic benefit to the Cromwell community. For the reasons described above, it amounts to nothing less than town planning sabotage and an exercise in the unprincipled desecration of Cromwell's renowned amenity.

The site should remain zoned rural or when required, rezoned to light industrial to facilitate activities complementary to currently established uses.

I support growth and development but it needs to be a good fit for current and new residents not just for the developer.

I seek that the whole or part [describe part], of the submission be allowed (or disallowed):

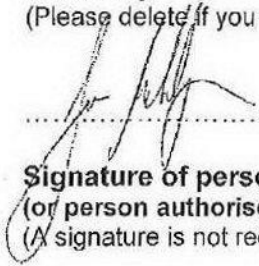
I request the proposed plan change be declined.....

I do not wish to be heard in support of my further submission.

(Please strike out as applicable)

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

(Please delete if you would not consider presenting a joint case)



28/10/18

Signature of person making Further Submission Date
(or person authorised to sign on behalf of person making further submission)
(A signature is not required if you make your submission by electronic means)

Electronic address for service of person making further submission:

sampaardekooper@gmail.com

(Please write clearly)

Telephone No: 0273227732

Postal Address: 786a frankton rd
Queenstown

Contact Person: Sam Paardekooper
(name & designation, if applicable)

FURTHER SUBMISSIONS IN SUPPORT OF, OR IN OPPOSITION TO, ANY SUBMISSION ON PROPOSED PLAN CHANGE 13 CLOSE ON MONDAY 29 OCTOBER 2018

Note to person making Further submission

A copy of your further submission must be served on the original submitter within 5 working days after it is served on the local authority.

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.

RESOURCE MANAGEMENT ACT 1991

FORM 6

FURTHER SUBMISSION IN SUPPORT OF, OR IN OPPOSITION TO,
SUBMISSION ON PUBLICLY NOTIFIED PROPOSED PLAN CHANGE
TO CENTRAL OTAGO DISTRICT PLAN

Clause 8 of Schedule 1, Resource Management Act 1991

To: Central Otago District Council
PO Box 122
ALEXANDRA 9340



Name of person making further submission: Steve Scoble
(Full name)

This is a further submission in support of (or in opposition to) a submission on proposed Plan Change 13 to the Central Otago District Plan.

I am:

1. A person representing a relevant aspect of the public interest, the grounds for saying this being:
.....; or,

2. A person who has an interest in the proposal that is greater than the interest the general public has, the grounds for saying this being:

I am a member of Highlands & own a property in Highlands Innovation Park
(Please state whether you are a person who may make a submission under 1 and/or 2 above and also specify/explain the grounds for saying that you come within category 1 and/or 2)

3. The local authority for the relevant area.

I support (~~or oppose~~) the submission of:

Highlands Motorsport Park, Sandflat Rd, Cromwell - 144
(Please state the name and address of original submitter and submission number and submission point number of original submission)

The particular parts of the submission I support (~~or oppose~~) are:

The entirety

(Please clearly indicate which parts of the original submission you support or oppose, together with any relevant provisions of the proposal and continue on an additional page if necessary)

The reasons for my support (~~or opposition~~) are:

I agree with Highland it is poor urban planning and it is incompatible with existing land uses
(Please give reasons and continue on an additional page if necessary)

RECEIVED 26/10/18 ED

RESOURCE MANAGEMENT ACT 1991

FORM 6

FURTHER SUBMISSION IN SUPPORT OF, OR IN OPPOSITION TO,
SUBMISSION ON PUBLICLY NOTIFIED PROPOSED PLAN CHANGE
TO CENTRAL OTAGO DISTRICT PLAN

Clause 8 of Schedule 1, Resource Management Act 1991



To: Central Otago District Council
PO Box 122
ALEXANDRA 9340

Name of person making further submission: Tracey Mahee O'Rourke
(Full name)

This is a further submission in support of (or in opposition to) a submission on proposed Plan Change 13 to the Central Otago District Plan.

I am:

1. A person representing a relevant aspect of the public interest, the grounds for saying this being:

.....; or,

2. A person who has an interest in the proposal that is greater than the interest the general public has, the grounds for saying this being:

A supporter of highlands motor sport park.....; or,
(Please state whether you are a person who may make a submission under 1 and/or 2 above and also specify/explain the grounds for saying that you come within category 1 and/or 2)

3. The local authority for the relevant area.

I support (or oppose) the submission of:

Tracey O'Rourke Frankton Motor Camp.....
(Please state the name and address of original submitter and submission number and submission point number of original submission)

17 Yewlett Cres
Frankton OT

on Plan Change 13.

The particular parts of the submission I support (or oppose) are:

The entire plan change 13.....

(Please clearly indicate which parts of the original submission you support or oppose, together with any relevant provisions of the proposal and continue on an additional page if necessary)

The reasons for my support (or opposition) are:

Traffic Congestion / Parking Issues / Not In Keeping
with the already established business / infrastructure
(Please give reasons and continue on an additional page if necessary) not in place.

I seek that the whole or part [describe part], of the submission be ~~allowed~~ (or disallowed):

Plan change 13 (All)

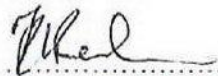
(Please give precise details)

~~I wish~~ (or do not wish) to be heard in support of my further submission.

(Please strike out as applicable)

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

(Please delete if you would not consider presenting a joint case)



Signature of person making Further Submission

(or person authorised to sign on behalf of person making further submission)

(A signature is not required if you make your submission by electronic means)

Date

28/10/18

Electronic address for service of person making further submission:

(Please write clearly)

g.orourke@xtva.co.nz

Telephone No: 03 4422079

Postal Address:

Frankton Motor Camp
17 Yewlett crescent Frankton
Queenstown

Contact Person:

Tracey

(name & designation, if applicable)

**FURTHER SUBMISSIONS IN SUPPORT OF, OR IN OPPOSITION TO, ANY SUBMISSION
ON PROPOSED PLAN CHANGE 13 CLOSE ON MONDAY 29 OCTOBER 2018**

Note to person making Further submission

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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.

RESOURCE MANAGEMENT ACT 1991

FORM 6

FURTHER SUBMISSION IN SUPPORT OF, OR IN OPPOSITION TO, SUBMISSION ON PUBLICLY NOTIFIED PROPOSED PLAN CHANGE TO CENTRAL OTAGO DISTRICT PLAN

Clause 8 of Schedule 1, Resource Management Act 1991



To: Central Otago District Council
PO Box 122
ALEXANDRA 9340

Name of person making further submission: Trevor Robert Haig Tinworth

This is a further submission in support of (or in opposition to) a submission on proposed Plan Change 13 to the Central Otago District Plan.

I am:

1. A person representing a relevant aspect of the public interest, the grounds for saying this being:

.....; or,

2. A person who has an interest in the proposal that is greater than the interest the general public has, the grounds for saying this being:

Living in Cromwell and a rate payer

; or,
(Please state whether you are a person who may make a submission under 1 and/or 2 above and also specify/explain the grounds for saying that you come within category 1 and/or 2)

3. The local authority for the relevant area.

I support (or oppose) the submission of:

.....Refer Table One: PC 13 Submissions.....on Plan Change 13.

(Please state the name and address of original submitter and submission number and submission point number of original submission)

The particular parts of the submission I support (or oppose) are:

Refer Table One: PC 13 Submissions

(Please clearly indicate which parts of the original submission you support or oppose, together with any relevant provisions of the proposal and continue on an additional page if necessary)

ENTERED 29/10/18

The reasons for my support (or opposition) are:

Refer Table One: PC 13 Submissions
(Please give reasons and continue on an additional page if necessary)

I seek that the whole or part [describe part], of the submission be allowed (or disallowed):

Refer Table One: PC 13 Submissions
(Please give precise details)

I wish to be heard in support of my further submission.

(Please strike out as applicable)

...Trevor Tinworth..... 29 November 2018.....

Signature of person making Further Submission **Date**
(or person authorised to sign on behalf of person making further submission)
(A signature is not required if you make your submission by electronic means)

Electronic address for service of person making further submission: ...t.tinworth@xtra.co.nz.
(Please write clearly)

Telephone No: 022 603 4115

Postal Address: 21 Magnetic Place
Cromwell 9310

.....

Contact Person:
(name & designation, if applicable)

FURTHER SUBMISSIONS IN SUPPORT OF, OR IN OPPOSITION TO, ANY SUBMISSION ON PROPOSED PLAN CHANGE 13 CLOSE ON MONDAY 29 OCTOBER 2018

Note to person making Further submission

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- 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.

Table One: PC 13 Submissions

I support the submission of:	The particular parts of the submission I support are:	The reasons for my support are:	I seek that the whole <i>or</i> part [describe part], of the submission be allowed (<i>or</i> disallowed):
Trevor Robert Haig Tinworth	Support: 370/1-14	<p>In addition to 370/4 the Council has recently approved the building of up to 26 hangers at Cromwell Aerodrome. This will increase the amount of air traffic, noise and risk for the residents of the proposed development.</p> <p>The increased population development could also lead to increased operation of UAVs within 4kms of an aerodrome and causing an increased risk to aircraft on approach/landing.</p>	Whole submission be allowed
Werner Murray	Support 252/1-23	<p>Agree with all points made.</p> <p>(252/7 and 252/9) 160m2 lot size with other current constraints on parking requirements and land coverage would lead to a very small lot building area and if approved the residents would have a higher dependency on the sub division amenities and facilities. Also, with the Ministry of Education submitting that the "PC is insufficient to justify a state school" (239/3) it could be seen plan changes to this proposal could occur.</p> <p>This developer has a reported history (below) of controlling owners through the Sale and Purchase agreements stopping them in part objecting to planning proposals.</p> <p>This plan change does not deal with the rights of future owners when it comes to future developer changes.</p> <p>Otago Daily Times, 10 July 2018 https://www.odt.co.nz/regions/wanaka/northlake-family-upset-treatment Under Northlake's sale and purchase agreement's "no objection" clause, buyers of sections agree they "will not object to or lodge any submission against any planning proposal". Other parts of the agreement require a buyer to "promptly give its unqualified" written approval to any planning application.</p>	Whole submission be allowed

Andrew John Iremonger	Support 156/1-2	<p>Agree with all points made.</p> <p>156/1, The proposal does not have enough detail on infrastructure requirements and extra burden it is going to place on rate payers.</p> <p>156/2, There has been significant rate payer money invested in the Cromwell Masterplan and this should be used firstly to guide future development.</p>	Whole submission be allowed
Verdun Maxwell Burgess	Support: 37/1	<p>Agree with the point being made that the facilities (Highlands and Speedway) are having a positive social effect on the community. These entities would be negatively affected if this plan change was to go ahead and therefore so would the community.</p>	Whole submission be allowed
Gary Anthony Anderson	Support: 7/1-4	<p>Agree with all the points made.</p> <p>With regards to 7/4 as proposed that the development is an overflow for Queenstown accommodation is not a viable option as there is no consideration for extra infrastructure requirements, such as roading, public transport for the Queenstown workforce.</p>	Whole submission be allowed
MotorSport New Zealand	Support: 248/1-5	<p>Agree with all the points made.</p> <p>Also that there is not enough protection for Highlands and other exiting activities.</p>	Whole submission be allowed
Highland Motorsport Park Limited (Highlands)	Support: 144/1-16	<p>Agree with all points made.</p> <p>In addition to 144/10 & 11 there has been no plan proposed to reduce external noise in housing sections or local environs. This could lead to residents of the development living significantly more inside their homes to reduce their exposure to the noise. This may lead to adverse health effects due to a more sedentary lifestyle.</p>	Whole submission be allowed

**RESOURCE MANAGEMENT ACT 1991
FORM 6
FURTHER SUBMISSION IN SUPPORT OF, OR IN OPPOSITION TO,
SUBMISSION ON PUBLICLY NOTIFIED PROPOSED PLAN CHANGE
TO CENTRAL OTAGO DISTRICT PLAN**

Clause 8 of Schedule 1, Resource Management Act 1991

To: Central Otago District Council
PO Box 122
ALEXANDRA 9340



Name of person making further submission: **Werner Murray**

.....
(Full name)

This is a further submission in support of (or in opposition to) a submission on proposed Plan Change 13 to the Central Otago District Plan.

I am:

1. A person representing a relevant aspect of the public interest, the grounds for saying this being:

.....

or,
2. A person who has an interest in the proposal that is greater than the interest the general public has, the grounds for saying this being:

I am a person who holds an interest greater than the general public as I am a Cromwell resident

(Please state whether you are a person who may make a submission under 1 and/or 2 above and also specify/explain the grounds for saying that you come within category 1 and/or 2)

3. The local authority for the relevant area.

I support (or oppose) the submission of:

1. James Dicey, james@grapevision.co.nz, 90 – support all
2. Robin Dicey, rhmdicey@gmail.com, 92 - support all
3. Peter John Mead & Alastair Stark, alanmckay@xtra.co.nz, 228 – support in full
4. DJ Jones Family Trust, and Suncrest Orchard Limited, jones.fam@xtra.co.nz, 164 – support in full
5. Andrew John Iremonger, iremonger.AJ@gmail.com, 156 – support all
6. Thomas Alan Coull, thomascoull@gmail.com, 63 – support all
7. Werner Murray, carolynwerner@mac.com, 252 – support all
8. Horticulture New Zealand, rachel.mcclung@hortnz.co.nz, 151 - support all
9. MotorSport NZ, brian@motorsport.org.nz, 248 – support all
10. Mt Difficulty Wines, matt@mtdifficulty.nz, 249 – support all, particularly 249/13 landscape visual amenity
11. Highlands Motorsport Park Limited, bridget.irving@gallawaycookallan.co.nz, 144 – support all
12. Simon John Douglas Giles, simongiles1@mac.com, 131 – support all
13. NZ Transport Agency, richard.shaw@nzta.govt.nz, 254 – support in part – insufficient detail
14. Greg and Ros Hinton, alastair.logan@rossdowling.co.nz, 146 – support all
15. River Terrace Development Limited, office@brownandcompany.co.nz, 298 – oppose in full
16. Public Health South, megan.justice@mitchelldaysh.co.nz, 285 – support in full

on Plan Change 13.

(Please state the name and address of original submitter and submission number and submission point number of original submission)

The particular parts of the submission I support (or oppose) are:

- 90 , 92, 228, 164, 151, 285 – **Effect on Orchards:** being loss of agricultural land, impact on economy, impact on tourism, reverse sensitivity particularly spray drift (164/2, 285/8), these matters have been raised by submitters but

there is insufficient information in the application to address these matters. We request a report in accordance with S42A(1) of the Resource management Act 1991.

- 156 – **Effect on Infrastructure:** insufficient detail in Mott McDonald report to make infrastructure decisions, and to determine cost on rate payers in the future, we request a report in accordance with S42A(1) of the Resource management Act 1991.
- 63, 252, 249 – **Effect on Community:** immediate and untimely disproportionate effect on the small Cromwell community in relation to its current population; the proposal has adverse effects on the environment and its resources (63/4, 252/3), Cromwell community plan has not been addressed in this regard. Dark sky policies have not been addressed (63/16). Effect on landscape and amenity (249/13).
- 252 - **Effect on Master Planning and Urban Design:** Out of centre development, no analysis on established commercial uses in Cromwell, no comment on retail hierarchy has been made (252/1), also the design is inward looking and does not connect with the greater environment or respond to the surrounding land uses making this site a poor selection for a site (151/18).
- 249, 144, 131 – **Effect on Tourism:** employment in Cromwell (144/2), tourism (144/16), visual amenity in relation to views and against CODC regional identity 249/13. Insufficient information provided in application to address these issues, We request a report in accordance with S42A(1) of the Resource management Act 1991.
- 254, 146, 252, **Effect on traffic:** traffic report is insufficient and a Council peer review should be conducted. NZTA have not applied enough rigger as the development will impact the Kawarau Gorge and ultimately the Shotover bridge. Further information is required.
- 298 - **Effects in relation to reverse sensitivity** – oppose claims in relation to covenants and insulation in noise sensitive areas as being able to mitigate noise effects. It defeats affordability which is claimed, and these effects that are placed on future residents mean that they will not be able to provide for their social, economic and cultural wellbeing. I support public health south in their submission to oppose on grounds of health related issues 285/6, 285/7, 285/8). Rules/objectives/ or policies cannot be written to remedy or mitigate, these effects covenants are not an equitable manner in which to deal with these effects – avoidance is the only course of action and as such the future residential uses cannot be in this locality.

(Please clearly indicate which parts of the original submission you support or oppose, together with any relevant provisions of the proposal and continue on an additional page if necessary)

The reasons for my support (or opposition) are:

As detailed above there are a number of outstanding issues that need further information and are also significant enough to mean that ultimately the issues cannot be mitigated making this plan change at this scale and in this location un-supportable.

(Please give reasons and continue on an additional page if necessary)

ENTERED
29/10/18

I seek that the whole *or* part [describe part], of the submission be allowed (*or* disallowed):

I seek that submissions 90, 92, 288, 164, 156, 63, 252, 151, 248, 249, 144, 131, 254, 146, 285 be allowed.

(Please give precise details)

I wish/~~(or do not wish)~~ to be heard in support of my further submission.

(Please strike out as applicable)

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

(Please delete if you would not consider presenting a joint case)

**Signature of person making Further Submission Date
(or person authorised to sign on behalf of person making further submission)**

(A signature is not required if you make your submission by electronic means)

Electronic address for service of person making further submission:

carolynwerner@mac.com

(Please write clearly)

Telephone No: 0274456845

Postal Address: 23A Miners Terrace Bannockburn

Contact Person: [Werner Murray](#)

(name & designation, if applicable)

**FURTHER SUBMISSIONS IN SUPPORT OF, OR IN OPPOSITION TO, ANY SUBMISSION
ON PROPOSED PLAN CHANGE 13 CLOSE ON MONDAY 29 OCTOBER 2018**

Note to person making Further submission

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- 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.

RESOURCE MANAGEMENT ACT 1991

FORM 6

FURTHER SUBMISSION IN SUPPORT OF, OR IN OPPOSITION TO, SUBMISSION ON PUBLICLY NOTIFIED PROPOSED PLAN CHANGE TO CENTRAL OTAGO DISTRICT PLAN

Clause 8 of Schedule 1, Resource Management Act 1991



To: Central Otago District Council
PO Box 122
ALEXANDRA 9340

Name of person making further submission: RICHARD ELLIOT SINCLAIR SCOTT (Full name)

This is a further submission in support of (or in opposition to) a submission on proposed Plan Change 13 to the Central Otago District Plan.

I am:

1. A person representing a relevant aspect of the public interest, the grounds for saying this being:

.....; or,

2. A person who has an interest in the proposal that is greater than the interest the general public has, the grounds for saying this being:

I am a resident, ratepayer, am employed part time in the area and one who values the unique aspects of Cromwell.....; or, (Please state whether you are a person who may make a submission under 1 and/or 2 above and also specify/explain the grounds for saying that you come within category 1 and/or 2)

3. The local authority for the relevant area.

I support (or oppose) the submission of:

JAMES DICEY JAMES@GRAPEVISION.CO.NZ on Plan Change 13. (Please state the name and address of original submitter and submission number and submission point number of original submission)

The particular parts of the submission I support (or oppose) are:

All this submission accurately outlines key concerns and issues, specific to the proposal. (Please clearly indicate which parts of the original submission you support or oppose, together with any relevant provisions of the proposal and continue on an additional page if necessary)

The reasons for my support (or opposition) are:

The negative impact on the wider community, should the plan change be approved. (Please give reasons and continue on an additional page if necessary)

I seek that the whole ~~or part [describe part]~~, of the submission be allowed ~~(or disallowed)~~:

.....
.....

(Please give precise details)

I wish (or do not wish) to be heard in support of my further submission.

(Please strike out as applicable)

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

(Please delete if you would not consider presenting a joint case)

R Scott

29 OCTOBER 2018

Signature of person making Further Submission

Date

(or person authorised to sign on behalf of person making further submission)

(A signature is not required if you make your submission by electronic means)

Electronic address for service of person making further submission: *RSCOTTNZ@HOTMAIL.COM*

(Please write clearly)

Telephone No: *027 3287936*
or 4451310

Postal Address: *131 BANNOCKBURN ROAD*
RD 2
CROMWELL 9384

Contact Person:
(name & designation, if applicable)

**FURTHER SUBMISSIONS IN SUPPORT OF, OR IN OPPOSITION TO, ANY SUBMISSION
ON PROPOSED PLAN CHANGE 13 CLOSE ON MONDAY 29 OCTOBER 2018**

Note to person making Further submission

A copy of your further submission must be served on the original submitter within 5 working days after it is served on the local authority.

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- 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.

RESOURCE MANAGEMENT ACT 1991

FORM 6

FURTHER SUBMISSION IN SUPPORT OF, OR IN OPPOSITION TO,
SUBMISSION ON PUBLICLY NOTIFIED PROPOSED PLAN CHANGE
TO CENTRAL OTAGO DISTRICT PLAN

Clause 8 of Schedule 1, Resource Management Act 1991



To: Central Otago District Council
PO Box 122
ALEXANDRA 9340

Name of person making further submission: 45 South Group of Companies
(45 South Cherry Orchards Limited and 45 South Management Limited)
(Full name)

This is a further submission in support of a submission on proposed Plan Change 13 to the Central Otago District Plan.

I am:

1. A person representing a relevant aspect of the public interest, the grounds for saying this being:

A participant in the horticultural industry which contributes significantly to the social, cultural and economic wellbeing of Cromwell.

2. A person who has an interest in the proposal that is greater than the interest the general public has, the grounds for saying this being:

The owner and operator of an orchard on the Ripponvale Flats which will be directly and adversely impacted by the plan change if approved.

(Please state whether you are a person who may make a submission under 1 and/or 2 above and also specify/explain the grounds for saying that you come within category 1 and/or 2)

3. ~~The local authority for the relevant area.~~

I support the submission of:

Central Speedway Club Cromwell Incorporated, Submission Number 45 on Plan Change 13.

(Please state the name and address of original submitter and submission number and submission point number of original submission)

The particular parts of the submission I support are:

I support the request to decline Plan Change 13 in the submission of Central Speedway Club Cromwell Incorporated, Submission Number 45

(Please clearly indicate which parts of the original submission you support or oppose, together with any relevant provisions of the proposal and continue on an additional page if necessary)

The reasons for my support are:

For the reasons given in Submission Number 45, Plan Change 13 is completely incompatible with established land uses on the Ripponvale Flats

(Please give reasons and continue on an additional page if necessary)

I seek that part of the submission requesting that Plan Change 13 be declined be allowed:

~~I seek that part of the submission requesting that Plan Change 13 be declined be allowed.~~

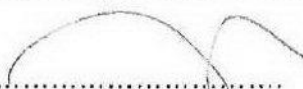
(Please give precise details)

I wish to be heard in support of my further submission.

(Please strike out as applicable)

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

(Please delete if you would not consider presenting a joint case)



Date 29 October 2018

A J Logan

Lawyer for 45 South Group of Companies

Signature of person making Further Submission

(or person authorised to sign on behalf of person making further submission)

(A signature is not required if you make your submission by electronic means)

Electronic address for service of person making further submission: alastair.logan@rossdowling.co.nz
(Please write clearly)

Telephone No: (03) 951-2363

Postal Address: Ross Dowling Marquet Griffin
Barristers & Solicitors
PO Box 1144, Dunedin 9054; or
DX: YP80015, Dunedin

Contact Person: Alastair Logan, Partner
(name & designation, if applicable)

**FURTHER SUBMISSIONS IN SUPPORT OF, OR IN OPPOSITION TO, ANY SUBMISSION
ON PROPOSED PLAN CHANGE 13 CLOSE ON MONDAY 29 OCTOBER 2018**

Note to person making Further submission

A copy of your further submission must be served on the original submitter within 5 working days after it is served on the local authority.

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.

RESOURCE MANAGEMENT ACT 1991

FORM 6

**FURTHER SUBMISSION IN SUPPORT OF, OR IN OPPOSITION TO,
SUBMISSION ON PUBLICLY NOTIFIED PROPOSED PLAN CHANGE
TO CENTRAL OTAGO DISTRICT PLAN**

Clause 8 of Schedule 1, Resource Management Act 1991

To: Central Otago District Council
PO Box 122
ALEXANDRA 9340



Name of person making further submission: 45 South Group of Companies
(45 South Cherry Orchards Limited and 45 South Management Limited)
(Full name)

This is a further submission in support of a submission on proposed Plan Change 13 to the Central Otago District Plan.

I am:

- 1. A person representing a relevant aspect of the public interest, the grounds for saying this being:**

A participant in the horticultural industry which contributes significantly to the social, cultural and economic wellbeing of Cromwell.

- 2. A person who has an interest in the proposal that is greater than the interest the general public has, the grounds for saying this being:**

The owner and operator of an orchard on the Ripponvale Flats which will be directly and adversely impacted by the plan change if approved.

(Please state whether you are a person who may make a submission under 1 and/or 2 above and also specify/explain the grounds for saying that you come within category 1 and/or 2)

- 3. ~~The local authority for the relevant area.~~**

I support the submission of:

Highlands Motorsport Park Limited, Submission Number 144 on Plan Change 13.

(Please state the name and address of original submitter and submission number and submission point number of original submission)

The particular parts of the submission I support are:

I support the request to decline Plan Change 13 in the submission of Highlands Motorsport Park Limited, Submission Number 144

(Please clearly indicate which parts of the original submission you support or oppose, together with any relevant provisions of the proposal and continue on an additional page if necessary)

The reasons for my support are:

For the reasons given in Submission Number 144, Plan Change 13 is completely incompatible with established land uses on the Ripponvale Flats

(Please give reasons and continue on an additional page if necessary)

I seek that part of the submission requesting that Plan Change 13 be declined be allowed:

~~I seek that part of the submission requesting that Plan Change 13 be declined be allowed.~~

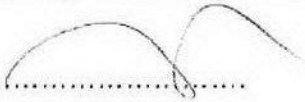
(Please give precise details)

I wish to be heard in support of my further submission.

(Please strike out as applicable)

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

(Please delete if you would not consider presenting a joint case)



Date 29 October 2018

A J Logan

Lawyer for 45 South Group of Companies

Signature of person making Further Submission

(or person authorised to sign on behalf of person making further submission)

(A signature is not required if you make your submission by electronic means)

Electronic address for service of person making further submission: alastair.logan@rossdowling.co.nz
(Please write clearly)

Telephone No: (03) 951-2363

Postal Address: Ross Dowling Marquet Griffin
Barristers & Solicitors
PO Box 1144, Dunedin 9054; or
DX: YP80015, Dunedin

Contact Person: Alastair Logan, Partner
(name & designation, if applicable)

**FURTHER SUBMISSIONS IN SUPPORT OF, OR IN OPPOSITION TO, ANY SUBMISSION
ON PROPOSED PLAN CHANGE 13 CLOSE ON MONDAY 29 OCTOBER 2018**

Note to person making Further submission

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- 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.

RESOURCE MANAGEMENT ACT 1991

FORM 6

FURTHER SUBMISSION IN SUPPORT OF, OR IN OPPOSITION TO,
SUBMISSION ON PUBLICLY NOTIFIED PROPOSED PLAN CHANGE
TO CENTRAL OTAGO DISTRICT PLAN

Clause 8 of Schedule 1, Resource Management Act 1991

To: Central Otago District Council
PO Box 122
ALEXANDRA 9340



Name of person making further submission: 45 South Group of Companies
(45 South Cherry Orchards Limited and 45 South Management Limited)
(Full name)

This is a further submission in support of a submission on proposed Plan Change 13 to the Central Otago District Plan.

I am:

1. A person representing a relevant aspect of the public interest, the grounds for saying this being:

A participant in the horticultural industry which contributes significantly to the social, cultural and economic wellbeing of Cromwell.

2. A person who has an interest in the proposal that is greater than the interest the general public has, the grounds for saying this being:

The owner and operator of an orchard on the Ripponvale Flats which will be directly and adversely impacted by the plan change if approved.

(Please state whether you are a person who may make a submission under 1 and/or 2 above and also specify/explain the grounds for saying that you come within category 1 and/or 2)

3. ~~The local authority for the relevant area.~~

I support the submission of:

Horticulture New Zealand, Submission Number 151 on Plan Change 13.

(Please state the name and address of original submitter and submission number and submission point number of original submission)

The particular parts of the submission I support are:

I support the whole of the submission of Horticulture New Zealand, Submission Number 151

(Please clearly indicate which parts of the original submission you support or oppose, together with any relevant provisions of the proposal and continue on an additional page if necessary)

The reasons for my support are:

Plan Change 13 is entirely incompatible with existing orchard activities on the Ripponvale Flats.

(Please give reasons and continue on an additional page if necessary)

I seek that the whole of the submission be allowed:

I seek that the whole of the submission be allowed.

(Please give precise details)

I wish to be heard in support of my further submission.

(Please strike out as applicable)

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

(Please delete if you would not consider presenting a joint case)

Date 26 October 2018

A J Logan

Lawyer for 45 South Group of Companies

Signature of person making Further Submission

(or person authorised to sign on behalf of person making further submission)

(A signature is not required if you make your submission by electronic means)

Electronic address for service of person making further submission: alastair.logan@rossdowling.co.nz
(Please write clearly)

Telephone No: (03) 951-2363

Postal Address: Ross Dowling Marquet Griffin
Barristers & Solicitors
PO Box 1144, Dunedin 9054; or
DX: YP80015, Dunedin

Contact Person: Alastair Logan, Partner
(name & designation, if applicable)

**FURTHER SUBMISSIONS IN SUPPORT OF, OR IN OPPOSITION TO, ANY SUBMISSION
ON PROPOSED PLAN CHANGE 13 CLOSE ON MONDAY 29 OCTOBER 2018**

Note to person making Further submission

A copy of your further submission must be served on the original submitter within 5 working days after it is served on the local authority.

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;
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- 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.

RESOURCE MANAGEMENT ACT 1991

FORM 6

**FURTHER SUBMISSION IN SUPPORT OF, OR IN OPPOSITION TO,
SUBMISSION ON PUBLICLY NOTIFIED PROPOSED PLAN CHANGE
TO CENTRAL OTAGO DISTRICT PLAN**

Clause 8 of Schedule 1, Resource Management Act 1991



To: Central Otago District Council
PO Box 122
ALEXANDRA 9340

Name of person making further submission: 45 South Group of Companies
..... (45 South Cherry Orchards Limited and 45 South Management Limited)
(Full name)

This is a further submission in support of a submission on proposed Plan Change 13 to the Central Otago District Plan.

I am:

1. A person representing a relevant aspect of the public interest, the grounds for saying this being:

A participant in the horticultural industry which contributes significantly to the social, cultural and economic wellbeing of Cromwell.

2. A person who has an interest in the proposal that is greater than the interest the general public has, the grounds for saying this being:

The owner and operator of an orchard on the Ripponvale Flats which will be directly and adversely impacted by the plan change if approved.

(Please state whether you are a person who may make a submission under 1 and/or 2 above and also specify/explain the grounds for saying that you come within category 1 and/or 2)

3. ~~The local authority for the relevant area.~~

I support the submission of:

Central Land Holdings Limited, Submission Number 43 on Plan Change 13.

(Please state the name and address of original submitter and submission number and submission point number of original submission)

The particular parts of the submission I support are:

I support the request to decline Plan Change 13 in the submission of Central Land Holdings Limited, Submission Number 43

(Please clearly indicate which parts of the original submission you support or oppose, together with any relevant provisions of the proposal and continue on an additional page if necessary)

The reasons for my support are:

Plan Change 13 is completely incompatible with established land uses on the Ripponvale Flats

(Please give reasons and continue on an additional page if necessary)

I seek that part of the submission requesting that Plan Change 13 be declined be allowed:

I seek that part of the submission requesting that Plan Change 13 be declined be allowed.

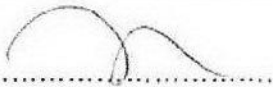
(Please give precise details)

I wish to be heard in support of my further submission.

(Please strike out as applicable)

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

(Please delete if you would not consider presenting a joint case)



Date 29 October 2018

A J Logan

Lawyer for 45 South Group of Companies

Signature of person making Further Submission

(or person authorised to sign on behalf of person making further submission)

(A signature is not required if you make your submission by electronic means)

Electronic address for service of person making further submission: alastair.logan@rossdowling.co.nz
(Please write clearly)

Telephone No: (03) 951-2363

Postal Address: Ross Dowling Marquet Griffin
Barristers & Solicitors
PO Box 1144, Dunedin 9054; or
DX: YP80015, Dunedin

Contact Person: Alastair Logan, Partner
(name & designation, if applicable)

**FURTHER SUBMISSIONS IN SUPPORT OF, OR IN OPPOSITION TO, ANY SUBMISSION
ON PROPOSED PLAN CHANGE 13 CLOSE ON MONDAY 29 OCTOBER 2018**

Note to person making Further submission

A copy of your further submission must be served on the original submitter within 5 working days after it is served on the local authority.

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;
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**RESOURCE MANAGEMENT ACT 1991
FORM 6
FURTHER SUBMISSION IN SUPPORT OF, OR IN OPPOSITION TO,
SUBMISSION ON PUBLICLY NOTIFIED PROPOSED PLAN CHANGE
TO CENTRAL OTAGO DISTRICT PLAN**

Clause 8 of Schedule 1, Resource Management Act 1991

To: Central Otago District Council
PO Box 122
ALEXANDRA 9340

Name of person making further submission:Annabelle Jane Tinworth

This is a further submission in support of (or in opposition to) a submission on proposed Plan Change 13 to the Central Otago District Plan.

I am:

1. A person representing a relevant aspect of the public interest, the grounds for saying this being:

.....
or,

2. A person who has an interest in the proposal that is greater than the interest the general public has, the grounds for saying this being:

I am a person who holds an interest greater than the general public as I am a Cromwell resident and in the tourism industry

3. The local authority for the relevant area.

I support the submission of:

1. James Dicey, james@grapevision.co.nz, 90 – support all
2. Robin Dicey, rhmdicey@gmail.com, 92 - support all
3. Peter John Mead & Alastair Stark, alanmckay@xtra.co.nz, 228 – support in full
4. DJ Jones Family Trust, and Suncrest Orchard Limited, jones.fam@xtra.co.nz, 164 – support in full
5. Andrew John Iremonger, iremonger.AJ@gmail.com, 156 – support all
6. Thomas Alan Coull, thomascoull@gmail.com, 63 – support all
7. Werner Murray, carolynwerner@mac.com, 252 – support all
8. Horticulture New Zealand, rachel.mcclung@hortnz.co.nz, 151 - support all
9. MotorSprot NZ, brian@motorsport.org.nz, 248 – support all
10. Mt Difficulty Wines, matt@mtdifficulty.nz, 249 – support all, particularly 249/13 landscape visual amenity
11. Highlands Motorsport Park Limited, bridget.irving@gallowaycookallan.co.nz, 144 – support all
12. Simon John Douglas Giles, simongiles1@mac.com, 131 – support all
13. NZ Transport Agency, richard.shaw@nzta.govt.nz, 254 – support in part – insufficient detail
14. Greg and Ros Hinton, alastair.logan@rossdowling.co.nz, 146 – support all

on Plan Change 13.

The particular parts of the submission I support are:

- 90 , 92, 228, 164, 151 – **Effect on Orchards:** being loss of agricultural land, impact on economy, impact on tourism, reverse sensitivity particularly spray drift (164/2), these matters have been raised by submitters but there is insufficient information in the application to address these matters. We request a report in accordance with S42A(1) of the Resource management Act 1991.
- 156 – **Effect on Infrastructure:** insufficient detail in Mott McDonald report to make infrastructure decisions, and to determine cost on rate payers in the future, we request a report in accordance with S42A(1) of the Resource management Act 1991.
- 63, 252, 249 – **Effect on Community:** immediate and untimely disproportionate effect on the small Cromwell community in relation to its current population; the proposal has adverse effects on the environment and its

resources (63/4, 252/3), Cromwell community plan has not been addressed in this regard. Dark sky policies have not been addressed (63/16). Effect on landscape and amenity (249/13).

- 252 - **Effect on Master Planning and Urban Design:** Out of centre development, no analysis on established commercial uses in Cromwell, no comment on retail hierarchy has been made (252/1),
- 249, 144, 131 – **Effect on Tourism:** employment in Cromwell (144/2), tourism (144/16), visual amenity in relation to views and against CODC regional identity 249/13. Insufficient information provided in application to address these issues, We request a report in accordance with S42A(1) of the Resource management Act 1991.
- 254, 146, 252, **Effect on traffic:** traffic report is insufficient and a Council peer review should be conducted. NZTA have not applied enough rigour as the development will impact the Kawarau Gorge and ultimately the Shotover bridge. Further information is required.

The reasons for my support are:

As detailed above there are a number of outstanding issues that need further information and are also significant enough to mean that ultimately the issues cannot be mitigated making this plan change at this scale and in this location un-supportable.

ENTERED
27/10/18

I seek that the whole of the submission be allowed

.....
.....
(Please give precise details)

I do not wish to be heard in support of my further submission.

(Please strike out as applicable)

Annabelle Jane Tinworth.....

Signature of person making Further Submission Date

(or person authorised to sign on behalf of person making further submission)

(A signature is not required if you make your submission by electronic means)

Electronic address for service of person making further submission:

.....annabellefraser@xtra.co.nz.....

(Please write clearly)

Telephone No: 0210301315.....

Postal Address: 21 Magnetic Place.....

.....Cromwell 9310.....

.....
Contact Person:

(name & designation, if applicable)

**FURTHER SUBMISSIONS IN SUPPORT OF, OR IN OPPOSITION TO, ANY SUBMISSION
ON PROPOSED PLAN CHANGE 13 CLOSE ON MONDAY 29 OCTOBER 2018**

Note to person making Further submission

A copy of your further submission must be served on the original submitter within 5 working days after it is served on the local authority.

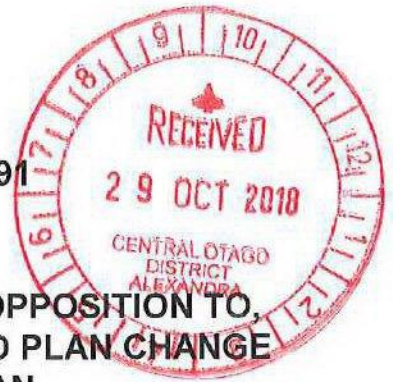
Please note that your submission (or part of your submission) may be struck out if the authority is satisfied that a least 1 of the following applies to the submission (or part of the submission):

- 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:
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- 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.

RESOURCE MANAGEMENT ACT 1991

FORM 6

FURTHER SUBMISSION IN SUPPORT OF, OR IN OPPOSITION TO, SUBMISSION ON PUBLICLY NOTIFIED PROPOSED PLAN CHANGE TO CENTRAL OTAGO DISTRICT PLAN



Clause 8 of Schedule 1, Resource Management Act 1991

To: Central Otago District Council
PO Box 122
ALEXANDRA 9340

Name of person making further submission: Central Otago District Council... (Full name)

This is a further submission in support of (or in opposition to) a submission on proposed Plan Change 13 to the Central Otago District Plan.

I am:

1. A person representing a relevant aspect of the public interest, the grounds for saying this being:

.....; or,

2. A person who has an interest in the proposal that is greater than the interest the general public has, the grounds for saying this being:

.....; or,

(Please state whether you are a person who may make a submission under 1 and/or 2 above and also specify/explain the grounds for saying that you come within category 1 and/or 2)

3. The local authority for the relevant area.

I support the submission of:

- 2 - Aburn 172 Waenga Dv, Cromwell
8 - Anderson - 13 Sunhaven Cove, Cromwell
40 - Calvert 17 Ortive Street Cromwell
43 - Central Holdings PO Box 170, Dunedin.
63 - Coull PO Box 501, Cromwell
87 - de Grauw 3 Swann Road, Lowburn
90 - Dacey J 128 Cairnmuir Road, RD2, Cromwell
91 - Dacey M 100 Cairnmuir Road, RD2, Nevis
92 - Dacey R 266 Felton Road, Cromwell
123 - 45 South Group c/o- Alastair Logan at Ross Dowling Marquet Griffin Barrister and Solicitors, PO Box 1144, Dunedin 9054
127 - Friend 474 Lillburn Valley Road, RD 1, Tuatapere
146 - Hinton 52 Pearson Road, Cromwell



- 156 – Iremonger 78 Neplustultra Street, Cromwell
- 167 – Kawarau Trust Orchard Ltd c/o- Alastair Logan at Ross Dowling Marquet Griffin Barrister and Solicitors, PO Box 1144, Dunedin 9054
- 225 – May & Smith PO Box 650, Wanaka
- 228 – Mead & Stark 346 Kawarau Gorge Road, RD 2, Cromwell
- 249 – Mt Difficulty Wines PO Box 69, Cromwell
- 252 – Murray 23a Miners Terrace, Bannockburn
- 256 – O'Donnell 11 Park Street, Invercargill
- 266 – Paterson 55 Smiths Road, Teviot, RD 2, Roxburgh
- 282 – Powell 8 Orchard Place, Cromwell
- 289 – Rae D 91 Jocelyn Road, Bannockburn, RD 2 Cromwell
- 290 – Rae M 7 Cornish Place, Cromwell
- 291 – Rae S 91 Jocelyn Road, Bannockburn, RD 2 Cromwell
- 316 – Scott 29 Cairnmuir Cres, Cromwell
- 341 – Smith 18 Blyth Street, Cromwell
- 346 – Squires 281a Pearson Road, RD 2 Cromwell
- 348 – Stark A & S Grove Farm. No 2 RD, 67 Burn Cottage Road, Cromwell
- 349 – Stark D 67 Luggate – Cromwell Road, RD 2 Cromwell
- 384 – Wallace 176 Waenga Dv, Cromwell
- 389 – Watson 80 Queen Street, Dunedin
- 395 – Wilkinson A PO Box 328, Cromwell
- 396 – Wilkinson G 47 Erris Street, Cromwell
- 397 – Wilkinson J 13 Cornish Place, Cromwell
- 398 – Wilkinson M 13 Cornish Place, Cromwell
- 399 – Williams PO Box 210 Cromwell

on Plan Change 13.

(Please state the name and address of original submitter and submission number and submission point number of original submission)

The particular parts of the submission I support (or oppose) are:

In relation to the effect on the Masterplan and any subsequent changes to the District Plan

.....
 (Please clearly indicate which parts of the original submission you support or oppose, together with any relevant provisions of the proposal and continue on an additional page if necessary)

The reasons for my support (or opposition) are:

The Central Otago District Council is undertaking a comprehensive consultation process with its Cromwell community known as the Cromwell "Eye to the Future" Master Plan" ("Master Plan"). This is an integrated planning approach to the future development of Cromwell, and a strategic vision to guide growth.

Cromwell is experiencing rapid growth and housing demand. Its horticultural and viticultural industries are predicted to keep expanding. Its population is set to almost double over the next 30 years

One of the core projects being explored is a spatial framework to guide the District Plan Zoning, sequencing of development and strategic planning of infrastructure, acknowledging

that there is a lack of appropriately zoned land to accommodate growth and lack of variety in housing types.

From May to July 2018, the Council held workshops and information sessions with the community. From community feedback, three options to provide for growth have been shortlisted. The Council is seeking further feedback from the community on these options. While the Council made a decision in August 2018 to put the District Plan review on hold while new national legislation is developed, it has agreed it will initiate plan changes to the operative District Plan if required.

As a result of the outcomes of the Master Plan, the Council may initiate changes to its operative District Plan.

The Council supports those original submissions calling for Plan Change 13 to be declined on the basis that it will pre-empt the outcomes of the Master Plan, and plan changes to the Operative Plan that may eventuate from it.

While the RMA provides for privately initiated plan changes, those such as Plan Change 13, which are ad hoc and lacking in both an integrated and strategic vision, are not the most appropriate means of achieving the RMA's statutory purpose.

.....
(Please give reasons and continue on an additional page if necessary)

I seek that the whole or part [describe part], of the submission be allowed (or disallowed):

We support those parts of the submissions that relate to the Cromwell Masterplan and the District Plan

.....
(Please give precise details)

I wish/~~or do not wish~~ to be heard in support of my further submission.
(Please strike out as applicable)

x  29-10-18
Signature of person making Further Submission **Date**
(or person authorised to sign on behalf of person making further submission)
(A signature is not required if you make your submission by electronic means)

Electronic address for service of person making further submission:

tim.codogan@codc.govt.nz
(Please write clearly)

Telephone No:

Postal Address: P O Box 122
Alexandra
.....

Contact Person: Tim Codogan, Mayor, CODC
(name & designation, if applicable)

FURTHER SUBMISSIONS IN SUPPORT OF, OR IN OPPOSITION TO, ANY SUBMISSION ON PROPOSED PLAN CHANGE 13 CLOSE ON MONDAY 29 OCTOBER 2018

Note to person making Further submission

A copy of your further submission must be served on the original submitter within 5 working days after it is served on the local authority.

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.

**RESOURCE MANAGEMENT ACT 1991
FORM 6**

**FURTHER SUBMISSION IN SUPPORT OF, OR IN OPPOSITION TO, SUBMISSION ON
PUBLICLY NOTIFIED PROPOSED PLAN CHANGE TO CENTRAL OTAGO DISTRICT PLAN**

Clause 8 of Schedule 1, Resource Management Act 1991

To: Central Otago District Council
PO Box 122
Alexandra 9340



**SUBMITTER: CENTRAL SPEEDWAY CLUB CROMWELL INCORPORATED ("Central
Speedway Club")**

1. This is a further submission in support of a submission made on proposed Plan Change 13 to the Central Otago District Plan ("PC13").
2. Central Speedway Club is a person who has an interest in the proposal that is greater than the interest the general public has. Central Speedway Club's interest in the application was outlined in detail in their original submission (submitter no 45).
3. This submission is in support of 45 South Group of Companies ("45 South"), Submitter Number 123.
4. Central Speedway Club wishes to be heard in support of this submission and will consider presenting a joint case with other parties that make a similar submission.

Summary

5. PC13 is located within a rural area that has lawfully established horticultural and motorsport activities. PC13 fails to provide the necessary reverse sensitivity protection to these activities. There is an inherent conflict between these activities which suggest the inappropriateness of this application. PC13 has the potential to significantly impact the operation of local businesses that provide both direct and indirect benefits to the community through employment and economic opportunities.

Specific Points

6. Central Speedway Club support the entire submission (being submission points 123/1-35). We have provided a summary below:
 - (a) Agricultural activities, particularly orchards, are an important element of the Cromwell community. These activities provide both direct and indirect contributions through employment and economic activity.
 - (b) Central Speedway Club support the submission that reverse sensitivity effects concerning agricultural activity, particularly orchards, have not been addressed by

PC13. Orchards are sources of noise that include the operation of machinery, bird scaring, frost fighting and helicopters. Further contributory effects may include chemicals and burning for biosecurity reasons.

- (c) It is also important to note that these activities are not specific to 45 South, and other forms of agricultural activity exist in proximity to the application site. PC13 is inconsistent with these activities.
- (d) The increase in traffic volumes on State Highway 6 and other parts of the roading network (particularly Sandflat Road) have not been adequately assessed. Central Speedway Club support the submission that these reverse sensitivity effects cannot be adequately avoided, remedied or mitigated by the developer, or by future landowners.
- (e) PC13 results in an inappropriate loss of productive land.
- (f) PC13 Objective, Policy and Rule framework is deficient in terms of addressing reverse sensitivity effects.
- (g) PC13 fails to give effect to the National Policy Statement for Urban Development Capacity. The NPS-UDC requires decision makers to consider effects of urban development on the local, district, regional and greater scales. We support the submission that both the horticultural industry and motorsport activity have a significant economic benefit to the Cromwell area and beyond. This proposal has the potential to severely compromise the viability of these activities.
- (h) The application is inconsistent with other planning instruments, including:
 - (i) Purpose and Principles of the Resource Management Act 1991;
 - (ii) Objectives and Policies of the operative and proposed Regional Policy Statement;
 - (iii) Objectives and Policies of the Central Otago District Plan.

Relief Sought

- 7. The application is incompatible with the receiving environment. Central Speedway Club seek the following decision from Council:
 - (a) PC13 is refused.



.....
Date: 29 October 2018

B Irving / D McLachlan

Solicitor for Submitter

Address: Gallaway Cook Allan, Lawyers
PO Box 143,
Dunedin 9054

Phone: 03 477 7312

Email: bridget.irving@gallawaycookallan.co.nz
derek.mclachlan@gallawaycookallan.co.nz

**RESOURCE MANAGEMENT ACT 1991
FORM 6**

**FURTHER SUBMISSION IN SUPPORT OF, OR IN OPPOSITION TO, SUBMISSION ON
PUBLICLY NOTIFIED PROPOSED PLAN CHANGE TO CENTRAL OTAGO DISTRICT PLAN**

Clause 8 of Schedule 1, Resource Management Act 1991

To: Central Otago District Council
PO Box 122
Alexandra 9340



**SUBMITTER: CENTRAL SPEEDWAY CLUB CROMWELL INCORPORATED ("Central
Speedway Club")**

1. This is a further submission in support of a submission made on proposed Plan Change 13 to the Central Otago District Plan ("PC13").
2. Central Speedway Club is a person who has an interest in the proposal that is greater than the interest the general public has. Central Speedway Club interest in the application was outlined in detail in their original submission (submitter no 45).
3. This submission is in support of Breen Construction Co Ltd ("Breens"), Submitter No 366.
4. Central Speedway Club wish to be heard in support of this submission and will consider presenting a joint case with other parties that make a similar submission.

Summary

5. PC13 has the potential to significantly impact the operation of local businesses that provide both direct and indirect benefits to the community through employment and economic opportunities. Breens are an example of a business that has developed as a result of the opportunities arising out of the activity at Highlands.

Specific Points

6. Central Speedway Club supports the following submission points: 366/1 and 366/2. We have provided a summary of these issues:
 - (a) Central Speedway Club support the submission that local businesses have developed and operated in reliance of Highlands. These form mutually beneficial relationships. A comprehensive assessment of the flow on effects of PC13 on local businesses has not been undertaken as part of this application.
 - (b) PC13 gives rise to reverse sensitivity issues, particularly in relation to motorsport activity. The application fails to provide a mechanism which protects the consented level of activity, but also risks the imposition of further restrictions due

to future complaints and may significantly constrain potential future developments at the Speedway and Highlands which are both physical resources.

Relief Sought

7. The application is incompatible with the receiving environment. Central Speedway Club seek the following decision from Council:
 - (a) PC13 is refused.



.....

Date: 29 October 2018

B Irving / D McLachlan

Solicitor for Submitter

Address: Gallaway Cook Allan, Lawyers
PO Box 143,
Dunedin 9054

Phone: 03 477 7312

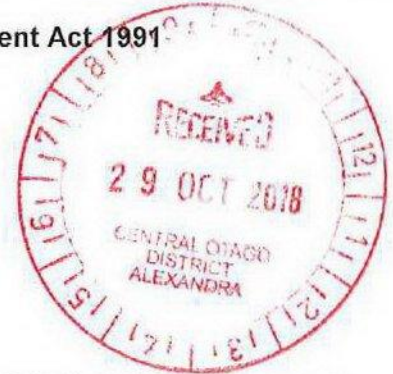
Email: bridget.irving@gallawaycookallan.co.nz
derek.mclachlan@gallawaycookallan.co.nz

RESOURCE MANAGEMENT ACT 1991
FORM 6

FURTHER SUBMISSION IN SUPPORT OF, OR IN OPPOSITION TO, SUBMISSION ON
PUBLICLY NOTIFIED PROPOSED PLAN CHANGE TO CENTRAL OTAGO DISTRICT PLAN

Clause 8 of Schedule 1, Resource Management Act 1991

To: Central Otago District Council
PO Box 122
Alexandra 9340



SUBMITTER: CENTRAL SPEEDWAY CLUB CROMWELL INCORPORATED ("Central Speedway Club")

1. This is a further submission in support of a submission made on proposed Plan Change 13 to the Central Otago District Plan ("PC13").
2. Central Speedway Club is a person who has an interest in the proposal that is greater than the interest the general public has. Central Speedway Club interest in the application was outlined in detail in their original submission (submitter no 45).
3. This submission is in support of the Ministry of Education ("MOE"), Submitter Number 239.
4. Central Speedway Club wish to be heard in support of this submission and will consider presenting a joint case with other parties that make a similar submission.

Summary

5. Central Speedway Club consider that the proposal overstates the benefits of the development, particularly the provision of educational facilities which require Ministry approval. Most significantly, the MOE identify that that they do not have plans to establish a school on the site.

Specific Points

6. Central Speedway Club supports the following submission points; 239/3, 239/4 and 239/5). We provide a summary of these issues below:
 - (a) The level of development anticipated by PC13 is insufficient to justify a state school on the site.
 - (b) Any additional demand for school facilities can be accommodated by Cromwell Primary School and Goldfields Primary School. These sites have capacity to accommodate future growth generated by PC13 and other developments. Similarly, Cromwell College has potential for expansion to meet future demand as well.

- (c) There are connectivity issues and increased travel times associated with those students who are required to go to school within the Cromwell Township.
- (d) The application overstates the benefits provided by the provision of educational facilities. There is no guarantee that these aspects of the proposal will be constructed.

Relief Sought

- 7. The application is incompatible with the receiving environment. Central Speedway Club seek the following decision from Council:
 - (a) PC13 is refused.



.....

Date: 29 October 2018

B Irving / D McLachlan

Solicitor for Submitter

Address: Galloway Cook Allan, Lawyers
PO Box 143,
Dunedin 9054

Phone: 03 477 7312

Email: bridget.irving@gallowaycookallan.co.nz
derek.mclachlan@gallowaycookallan.co.nz

RESOURCE MANAGEMENT ACT 1991

FORM 6

FURTHER SUBMISSION IN SUPPORT OF, OR IN OPPOSITION TO
SUBMISSION ON PUBLICLY NOTIFIED PROPOSED PLAN CHANGE
TO CENTRAL OTAGO DISTRICT PLAN

Clause 8 of Schedule 1, Resource Management Act 1991

To: Central Otago District Council
PO Box 122
ALEXANDRA 9340



Name of person making further submission: CHRISTOPHER BEDE KEAN
(Full name)

This is a further submission in support of (or in opposition to) a submission on proposed Plan Change 13 to the Central Otago District Plan.

I am:

1. A person representing a relevant aspect of the public interest, the grounds for saying this being:

.....; or,

2. A person who has an interest in the proposal that is greater than the interest the general public has, the grounds for saying this being:

I am a member of the Motorsport Park.....; or,
(Please state whether you are a person who may make a submission under 1 and/or 2 above and also specify/explain the grounds for saying that you come within category 1 and/or 2)

3. The local authority for the relevant area.

~~I support~~ (or oppose) the submission of:

WINTON PARTNERS..... on Plan Change 13.
(Please state the name and address of original submitter and submission number and submission point number of original submission)

The particular parts of the submission I ~~support~~ (or oppose) are:

The submission in its entirety.....

(Please clearly indicate which parts of the original submission you support or oppose, together with any relevant provisions of the proposal and continue on an additional page if necessary)

The reasons for my ~~support~~ (or opposition) are:

The wrong use of land as proposed by P.C. 13.....

(Please give reasons and continue on an additional page if necessary)

ENTERED 29/10/18


I seek that the whole ~~part~~ [describe part], of the submission be ~~disallowed~~ disallowed):

In its entirety

(Please give precise details)

I wish/~~or do not wish~~ to be heard in support of my further submission.
(Please strike out as applicable)

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



Signature of person making Further Submission

(or person authorised to sign on behalf of person making further submission)
(A signature is not required if you make your submission by electronic means)

Date

27-10-18

Electronic address for service of person making further submission: chriskean1957@gmail.com
(Please write clearly)

Telephone No: 021 0813 1500

Postal Address: 27 BLYTH ST
CROMWELL

Contact Person: Bede Kean
(name & designation, if applicable)

**FURTHER SUBMISSIONS IN SUPPORT OF, OR IN OPPOSITION TO, ANY SUBMISSION
ON PROPOSED PLAN CHANGE 13 CLOSE ON MONDAY 29 OCTOBER 2018**

Note to person making Further submission

A copy of your further submission must be served on the original submitter within 5 working days after it is served on the local authority.

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.

RESOURCE MANAGEMENT ACT 1991

FORM 6

FURTHER SUBMISSION IN SUPPORT OF, OR IN OPPOSITION TO,
SUBMISSION ON PUBLICLY NOTIFIED PROPOSED PLAN CHANGE
TO CENTRAL OTAGO DISTRICT PLAN

Clause 8 of Schedule 1, Resource Management Act 1991

To: Central Otago District Council
PO Box 122
ALEXANDRA 9340



Name of person making further submission: DARRELL FREDRICK WARD
(Full name)

This is a further submission in support of (or in opposition to) a submission on proposed Plan Change 13 to the Central Otago District Plan.

I am:

1. A person representing a relevant aspect of the public interest, the grounds for saying this being:

.....; or,

2. A person who has an interest in the proposal that is greater than the interest the general public has, the grounds for saying this being: I am a ratepayer / property owner in Cromwell, making regular use of that holiday home. I have had a fifty year association + regular engagement with the Cromwell Basin.

(Please state whether you are a person who may make a submission under 1 and/or 2 above and also specify/explain the grounds for saying that you come within category 1 and/or 2)

3. The local authority for the relevant area.

I support (or oppose) the submission of:

Werner Murray carolynwerner@mac.com on Plan Change 13.
(Please state the name and address of original submitter and submission number and submission point number of original submission)

The particular parts of the submission I support (or oppose) are:

All parts, with particular emphasis on the over-reaching part 252/1

(Please clearly indicate which parts of the original submission you support or oppose, together with any relevant provisions of the proposal and continue on an additional page if necessary)

The reasons for my support (or opposition) are:

There are a number of outstanding issues that need further information and are also significant enough to mean that ultimately the issues cannot be mitigated making this plan change at this scale + in this location un-supportable.

(Please give reasons and continue on an additional page if necessary)

I seek that the whole or part [describe part], of the submission be allowed (or disallowed):

The whole (252/1 through 252/23)

(Please give precise details)

I wish/~~or do not wish~~ to be heard in support of my further submission.
(Please strike out as applicable)

~~If others make a similar submission, I will consider presenting a joint case with them at a hearing.~~
(Please delete if you would not consider presenting a joint case)

[Handwritten Signature]

October 25th 2018

Signature of person making Further Submission Date
(or person authorised to sign on behalf of person making further submission)
(A signature is not required if you make your submission by electronic means)

Electronic address for service of person making further submission: dpward@actrix.co.nz
(Please write clearly)

Telephone No: 027 4769 339

Postal Address: 35 Espin Crescent
Karori
Wellington 6012

Contact Person: Darrell Ward
(name & designation, if applicable)

**FURTHER SUBMISSIONS IN SUPPORT OF, OR IN OPPOSITION TO, ANY SUBMISSION
ON PROPOSED PLAN CHANGE 13 CLOSE ON MONDAY 29 OCTOBER 2018**

Note to person making Further submission

A copy of your further submission must be served on the original submitter within 5 working days after it is served on the local authority.

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.

ENTERED
29/10/18

RESOURCE MANAGEMENT ACT 1991
FORM 6
FURTHER SUBMISSION IN SUPPORT OF, OR IN OPPOSITION TO,
SUBMISSION ON PUBLICLY NOTIFIED PROPOSED PLAN CHANGE
TO CENTRAL OTAGO DISTRICT PLAN

Clause 8 of Schedule 1, Resource Management Act 1991

To: Central Otago District Council
PO Box 122
ALEXANDRA 9340



Name of person making further submission:David Samuel Moreton
(Full name)

This is a further submission in support of submissions on proposed Plan Change 13 to the Central Otago District Plan.

I am:

1. A person representing a relevant aspect of the public interest, the grounds for saying this being:

.....;

or,

2. A person who has an interest in the proposal that is greater than the interest the general public has, the grounds for saying this being: a Cromwell resident, in the tourism industry and a supporter of motorsport

(Please state whether you are a person who may make a submission under 1 and/or 2 above and also specify/explain the grounds for saying that you come within category 1 and/or 2)

3. The local authority for the relevant area.

I support the submissions of:

1. Peter Raymond Brass, cherrytreefarm@xtra.co.nz, 26 – support all
2. Anthony John Clark, tonyjudyclark@gmail.com, 52 – support all
3. Central Otago Motorsport Club Inc, secretary@centralotagomotorsport.co.nz, 44 – support all
4. Central Speedway Club Cromwell Incorporated, bridget.irving@gallowaycookallan.co.nz, 45 – support all
5. Highlands Motorsport Park Limited, bridget.irving@gallowaycookallan.co.nz, 144 – support all
6. Motorsport NZ, brian@motorsport.org.nz, 248 – support all

on Plan Change 13.

(Please state the name and address of original submitter and submission number and submission point number of original submission)

The particular parts of their submissions I support are:

- 26 – **Effect on Orchards:** being loss of agricultural land, impact on economy, health effects of sprays (26/5)
- 44, 45, 144 – **Effect on Motorsport:** potential negative impact on motorsport events that benefit the community (44/1) and reverse sensitivity effects (45/3, 144/7)
- 26, 44, 45, 52, 144 – **Effect on Community:** Fragmentation of residential Cromwell (26/6) Social contribution to Cromwell of motorsport facilities (45/11, 144/16) Integral part of community and culture – motorsports and orchards (52/7) employment in Cromwell (144/2)
- 44, 144 – **Effect on Tourism:** employment in Cromwell (144/2), premium tourism destination (144/1)
- 26 - **Effect on Traffic:** access to SH6 and the Cromwell Town centre. (26/7)

ENTERED
29/10/18

(Please clearly indicate which parts of the original submission you support or oppose, together with any relevant provisions of the proposal and continue on an additional page if necessary)

The reasons for my support are:

As detailed above there are a number of outstanding issues that need further information and are also significant enough to mean that ultimately the issues cannot be mitigated making this plan change at this scale and in this location un-supportable.

(Please give reasons and continue on an additional page if necessary)

I do not wish to be heard in support of my further submission.

(Please strike out as applicable)

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

(Please delete if you would not consider presenting a joint case)

.....

Signature of person making Further Submission Date

(or person authorised to sign on behalf of person making further submission)

(A signature is not required if you make your submission by electronic means)

Electronic address for service of person making further submission:

davimore@xtra.co.nz.....

(Please write clearly)

Telephone No: ...03 445 4487.....

Postal Address: ...271 Bannockburn Rd, RD2, Cromwell, 9384

.....

.....

Contact Person:David Moreton.....

(name & designation, if applicable)

FURTHER SUBMISSIONS IN SUPPORT OF, OR IN OPPOSITION TO, ANY SUBMISSION ON PROPOSED PLAN CHANGE 13 CLOSE ON MONDAY 29 OCTOBER 2018

Note to person making Further submission

A copy of your further submission must be served on the original submitter within 5 working days after it is served on the local authority.

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.

RESOURCE MANAGEMENT ACT 1991

FORM 6

FURTHER SUBMISSION IN SUPPORT OF, OR IN OPPOSITION TO,
SUBMISSION ON PUBLICLY NOTIFIED PROPOSED PLAN CHANGE
TO CENTRAL OTAGO DISTRICT PLAN

Clause 8 of Schedule 1, Resource Management Act 1991

To: Central Otago District Council
PO Box 122
ALEXANDRA 9340



Name of person making further submission:

DJ Jones Family Trust and Suncrest Orchard Limited

This is a further submission in support of the following submissions on proposed Plan Change 13 to the Central Otago District Plan:

- Horticulture New Zealand
- 45 South Group of Companies (45 South Cherry Orchards Ltd & 45 South Management Ltd)
- Public Health South
- Mt Difficulty Wines Ltd
- Sarita Orchard Ltd

This is also a further submission in opposition to the following submissions on proposed Plan Change 13 to the Central Otago District Plan:

- River Terrace Developments Ltd (RTDL)
- Anthony Streeter

I am:

1. ~~A person representing a relevant aspect of the public interest, the grounds for saying this being:~~
2. A person who has an interest in the proposal that is greater than the interest the general public has, the grounds for saying this being:

DJ Jones Family Trust owns the adjoining orchard to the west of the subject plan change property which fronts onto Kawarau George Road/SH6. DJ Jones Family Trust began planting this Orchard in 1981. The orchard consists predominantly of plantings of Cherries, but also includes plantings of Nectarines, Peaches, Apples, Pears and Plums. These plantings have been undertaken to utilise the unique micro climate and soil conditions and are currently managed by Suncrest Orchard Limited.

3. ~~The local authority for the relevant area.~~

I support (~~or oppose~~) the submission of:

Horticulture New Zealand (rachel.mcclung@hortnz.co.nz - Submission #151)

ENTERED
29/10/18

(151/3) - The supply and use of land suitable for quality horticultural production is under pressure from urban development across New Zealand. Land fragmentation and reverse sensitivity issues are inhibiting horticultural operations. Where horticulture is established on production land, a considerable limiting factor to high production of quality fresh produce are the reverse sensitivity effects of urban encroachment. The Council must consider and provide for appropriate planning provisions that will be necessary to continue production to meet current and future food demand.

Support - The locality of this proposal is specially suited to the growing of high value horticultural crops which showcase the best that New Zealand horticulture can produce on a world stage. Encroachment into these areas by reverse sensitive activities puts the future of these established horticultural activities at risk.

(151/4) - A key planning consideration that is often overlooked is the reverse sensitivity effects on horticulture from urban encroachment. This can have the effect of imposing economic burdens and operational limitations on the existing activity or use thereby reducing their viability.

Support – Urban encroachment on horticultural activities is a major concern due the potential for higher levels of residential habitation to disrupt the current and future horticultural operations ability to respond to changes in horticultural methods that are demanded by the market in the future. For example, health authorities may increase the required setback required from dwellings when using certain sprays which may limit the ability of an existing orchard to continue spraying their crop.

(151/6) - District Plans often lack appropriate separation distances between urban and rural activities, forcing growers to then create a buffer within their own productive land.

Support – Reverse sensitivity from existing lawfully established activities to new areas that become rezoned is a major concern for any horticultural business. For example despite lawfully established horticultural activities having a certificate of compliance for the operation of helicopters for frost fighting and protecting fruit against splitting following rain on all parts of the our property, the operation of helicopters around residential areas and industrial areas of a town is governed by Civil Aviation Authority which limits helicopters ability to fly near residential activities due to health and safety concerns that are outside of the scope of the District Plan. The following is taken from the current CAA New Zealand Rules – Rule 91.311

“(a) A pilot-in-command of an aircraft must not operate the aircraft under VFR— (1) over any congested area of a city, town, or settlement, or over any open air assembly of persons at a height of less than 1000 feet above the surface or any obstacle that is within a horizontal radius of 600 metres from the point immediately below the aircraft;”

So in effect the rezoning of this land from anything other than its current rural zoning would put in place a 600m setback from our boundary and the erode our ability to undertake lawfully established and critically import activities on the orchard.

(151/7) - Horticultural production may involve many workers, loud noise and sometimes chemical sprays. These effects are acceptable within a rural environment and plan provisions generally provide for them. Unfortunately reverse sensitivity issues arise when urban dwellers expect a different level of amenity to what they experience when living on the urban-rural interface. Hort NZ is of the view that appropriate reverse sensitivity mitigation should be created within the urban land being developed, and not within the productive rural land.

Support – Rural land is almost impossible to be re-claimed once lost. So careful consideration needs to be given to protecting the areas in our District that have unique combinations of climate and soils

(151/10) - Reverse sensitivity from the urban encroachment proposed by PC 13 will have a significant impact on the future potential of crops, both grown and packed, in the Ripponvale area. As the Ripponvale orchards employ many workers and are a strong contributor to the local economy, this will impact the wider community.

Support – we are very concerned about the potential impact new reverse sensitivity from changing urban boundaries will have on our ability to continue to maintain our current business operations which a strong contributor to the local economy.

(151/11) - The PC 13 evaluation does not adequately assess the actual and potential adverse effects on the significant horticultural operations in the immediate environment – including the environmental, economic and social impacts on the horticulture.

Support – we do not feel the proposal has adequately assessed the contribution of the existing horticultural operations and the potential negative impacts that changes to zoning can have on these lawfully established activities.

(151/16) - The AEE does not adequately assess the actual and potential reverse sensitivity effects on horticulture; and fails to adequately assess the environmental, economic and social impact on significant horticultural operations as a result of the proposal.

Support

(151/17) - A no complaints covenant is not appropriate mitigation or sustainable management for a development of this scale. It will not result in the adverse effects of adjoining rural activities being avoided or mitigated. To say that people can choose not to live here is an unacceptable mitigation measure to avoid reverse sensitivity. Hort NZ strongly believes that reverse sensitivity effects on horticulture will not be avoided or mitigated by PC 13.

Support

45 South Group of Companies (45 South Cherry Orchards Ltd & 45 South Management Ltd) (alastair.logan@rossdowling.co.nz - Submission 123)

(123/3) - Orchards are noisy activities. Sources of noise include the operation of machinery, bird scaring, frost fighting and helicopters. The noise generated by the operation of orchards is incompatible with the activities proposed for the Plan Change 13 site.

Support – We do not feel adequate assessment has been given to the noise generated by existing lawfully established horticultural activities.

(123/5) - Noise will lead to reverse sensitivity issues for existing lawfully activities. Owners and occupiers of adjacent land cannot and should not be expected to cease or modify noise-generating activities or otherwise curtail their operations to avoid or mitigate noise effects from noise on the Plan Change 13 site. The rezoning of land will expose people to an unacceptable level of noise.

Support.

(123/8) - Orchards using agrichemicals. The use of agrichemicals in proximity to residential activities gives rise to further reverse sensitivity issues in relation, in particular, to odour and toxicity. These issues will inevitably lead to conflict between residents and existing lawful activities.

Support – the use of agrichemicals have very specific usage guides, and these are not compatible with residential activities.

(123/9) - Prunings and trees that have been removed are burnt; and burning is desirable for biosecurity reasons. Fires are another source of land use conflict

Support.

(123/18) - Part of the Plan Change 13 site is suitable for horticultural activities. Adoption of Plan Change 13 will remove its productive potential.

Support – The PC13 site has very similar characteristics to our existing neighbouring orchard, so could be considered as suitable for investment as a horticultural site.

(123/20) - The NPSUDC requires decision makers to consider the effects of urban development at the local, district, regional and greater scale. Both the horticultural industry and Highlands have a significant economic benefit to the Cromwell area and beyond. This proposal has the potential to severely compromise the viability of these lawfully established activities and reduce their social and economic contribution to the community.

Support.

(123/31) - The proposed development is disconnected from the Cromwell Town Centre and does not represent a logical extension of the township.

Support.

Public Health South (megan.justice@mitchelldaysh.co.nz – Submission 285)

(285/3) - PC 13 seeks to introduce noise sensitive and generally sensitive activities, including up to 900 residential units, into an environment that is affected by the Highlands and Speedway noise emissions. PHS has concerns about the rezoning of the land to enable urban density residential development, and other sensitive land uses, at the PC 13 site

Support.

(285/4) - PC 13 does not offer a full suite of objectives, policies and rules that recognise and provide for the management of this potentially significant reverse sensitivity impact. PHS considers that the proposal fails to provide for the sustainable management of the physical resource that comprises the subject site. On this basis PHS considers that PC 13 promotes an outcome that is contrary to the provisions of Part 2 of the RMA.

Support.

(285/5) - The proposal does not enable the people or community in the area to provide for their social, economic and cultural wellbeing, or for their health and safety (s5(2)) – noise associated with the operation of Highlands and the Speedway is significant, and exposure to it for a prolonged duration is likely to have significant reverse sensitivity effects

Support – And further to this point the noise associated with the ongoing management of horticultural activities is significant at different times of year, with exposure to same likely to have significant reverse sensitivity effects.

(285/6) - The proposal does not avoid, remedy or mitigate the reverse sensitivity effects of the proposed development (s5(2)(c)) - PC 13 does not provide a full suite of mechanisms that will enable the appropriate avoidance, remediation or mitigation of the significant reverse sensitivity effects that are present within the area.

Support.

(285/7) - The proposal does not enable the maintenance and enhancement of amenity values (s7(c)) – the ability of future residents of this area to enjoy their wider property will be significantly impacted by the site's proximity to Highlands and the Speedway. PC 13 proposes addressing the reverse sensitivity

effects of the sites location via the inclusion of a restrictive no complaints covenant. While this may avoid the potential for complaints, it does not suitably mitigate the actual and potential effects that result from the significant noise levels that may be generated by Highlands. As such PC 13 cannot be considered to maintain or enhance amenity values.

Support.

(285/8) - PHS is also concerned about the following environmental effects resulting from PC 13 being the potential for reverse sensitivity noise, and spray drift effects arising from residential development establishing within a horticultural area; and the lack of connectivity of the site with the established urban environment of Cromwell.

Support.

(285/9) - The site is located adjacent to an established orchard. Potential effects arising from legitimate horticultural activities include noise from bird scaring devices, noise from orchard activities which do not occur during typical working hours or days, and potential for spray drift.

Support – horticultural activities can happen at all times of the day and night and the effect of these activities have effects that can travel significant distance from their source, i.e. noise and spray drift.

(285/10) - The s32 report discusses the mitigation proposed to manage the effects of spray drift, comparing the shelter planting and separation distances proposed on this western boundary with recommendations of NZS 8409:2004 Management of Agrichemicals Guidelines, Part G6. In brief PC 13 recommends a setback from activities sensitive to agrichemicals, including shelter, of 7m to mitigate the effects of a boom sprayer or air blast sprayer. However the Guidelines referenced recommend a 10m setback where shelter is provided, and an air blast sprayer is used. The mitigation proposed is considered to be deficient.

Support – Guidelines around the use of agrichemicals is subject to ongoing reviews. So while the setback from activities sensitive to agrichemicals is set at 'X' it may easily become 'Y' in the future, which would erode an Orchards ability to use agrichemicals on some parts of the orchard.

(285/11) - The s32 report discusses the use of covenants to mitigate against noise from frost fighting devices and bird scaring devices. The comments relating to no complaints covenants discussed in relation to the motorsport noise equally apply to this noise source. No complaint covenants are suggested to manage this effect – the use of no complaints covenants is not avoiding, remedying or mitigating this potential reverse sensitivity effect.

Support.

(285/12) - PHS is concerned that the site is not well connected to the Cromwell community. The site is spatially separated from Cromwell by the motorsport facilities, rural land and industrial areas. The site is 3.7 km from the edge of Cromwell township, and access to Cromwell is obtained via SH6 or via Pearson Road and the Bannockburn Road, which have speed limits of 100kph. Walking and cycling to schools, shops and community facilities from the PC 13 site is not provided for in the plan change. The location of PC 13 does not promote transportation alternatives such as cycling and walking which have physical health benefits. Physical activity is associated with many positive outcomes for individuals, including reducing the risk of depression and chronic diseases like heart disease and diabetes. In addition it also provides a number of community benefits such as increased productivity in local work places and improved perception of community safety as there are more people around in public places and increased liveability in the local areas. Currently only half of adults in New Zealand are physically active

Support.

(285/13) - PHS considers that the potential adverse effects of the proposal arising primarily from its location will result in adverse health and wellbeing effects on people eventually living on the PC 13 site. PHS therefore opposes the outcomes promoted by PC 13 in its entirety and considers that PC 13 should be rejected.

Support.

Mt Difficulty Wines Ltd (matt@mtdifficulty.nz – Submission 249)

(249/2) - The ME report within the Plan Change 13 document highlights that Cromwell has enough potential for sections for development through to the mid 2020s allowing enough time for both the 10 year District Plan to be developed and the Cromwell Master planning exercise to be completed. There is no time pressure to accelerate development by allowing the creation of a special housing resource area as proposed by Plan Change 13.

Support – The District Plan review will allow the community and decision makers the ability to look at the whole District to decide where changes to land zoning are most appropriate, as opposed to this process which is lead by one land Owner to the potential exclusion of all other land owners within an area.

(249/7) - Plan Change 13 will forever remove what has the potential to be very valuable and productive orchard and/or vineyard land. Although the land as currently constituted may not be productive a land use change to either orchards or vineyards would have significantly added to the productivity of the land and this has not been properly considered.

Support – The area of PC13 has very similar characteristics to our own orchard which directly neighbours the property. We do not feel that significant assessment by the applicants has been made of the alternative use of the land for horticulture.

Sarita Orchard Ltd (saritaorchard@xtra.co.nz – Submission 310)

(310/5) - In the event of an unwanted pest eg. Queensland Fruit Fly getting into the area the presence of 900 more houses would impede eradication efforts. The area would almost certainly be within the MPI exclusion zone with all the inconvenience that entails.

Support – In the event of exclusion zone being put in place by the Ministry of Primary Industries to try and deal with an introduced pest, this area would almost certainly include the land area of PC13.

(310/6) - The soils of the Ripponvale Flats need to be protected. This application will not do that.

Support – The Ripponvale Flats represent a unique mixture of climate and soils that facilitate the growth of high value export crops. This area should be protected for these types of uses.

River Terrace Developments Ltd (RTDL) (office@brownandcompany.co.nz – Submission 298)

(298/1) - Modify PC 13 to add the following acoustic insulation standard as Rule 20.7.7(x): 20.7.7(x) Acoustic Insulation of Buildings Containing Noise Sensitive Activities

20.7.7(x) Acoustic Insulation of Buildings Containing Noise Sensitive Activities

- 1) Noise Sensitive Spaces located within the River Terrace Resource Area shall be designed, constructed and maintained to ensure that the following Outdoor – Indoor Transmission Class (OITC) noise level reductions are achieved in the Acoustic Insulation Zones shown on the Acoustic Insulation Plan in 20.7.11*

a) The OITC assessment shall be determined in accordance with ASTM E1332-16 Standard Classification for Rating Outdoor-Indoor Sound Attenuation;

b) Noise Sensitive Spaces includes: i) Bedrooms, kitchens, living areas and any other habitable rooms in dwellings; ii) classrooms and indoor learning areas, lecture theatres in schools or educational facilities; iii) conference or function spaces, bedrooms and living areas associated with visitor accommodation; iv) Noise sensitive spaces in medical facilities; and v) Any other rooms containing noise sensitive activities that are occupied frequently or for extended periods, but does not include spaces insensitive to noise such as hallways, laundries, bathrooms, toilets, garages, closets, lobbies, workshops or storage spaces.

c) Compliance with this rule shall be demonstrated by a report from a suitably qualified and experienced acoustics expert. The report shall detail the constructions and assumptions used in the calculation process. Noise measurement is not required.

Oppose – We do not think that modifying acoustic standards for building envelopes will adequately mitigate against reverse sensitivity issues with adjoining land uses. For example what provision has been made to ensure residents will keep their insulated windows closed at all times? Any assumptions would be on a closed building envelope. However, this is not how New Zealanders live and use their houses, especially our desire to have indoor/outdoor flow from our kitchen and living areas, which are considered noise sensitive environments.

(298/2) - The proposed Standard 20.7.7(x) ensures that noise sensitive areas of dwellings/buildings in the River Terrace Resource Area (RTRA) are constructed so that the occupants are not adversely affected by noise generated external to the site (from the Motorsport Park, Speedway and adjacent orchard activities); and the Standard has been informed by an Assessment of Noise Effects report that is attached as Appendix 1 to the submission. Minimum standards of construction for noise sensitive activities are an effective mechanism to ensure that people are not disturbed by noise; and the new Standard 20.7.7(x) will work in tandem with the standard requiring registration of restrictive no-complaint covenants to ensure purchasers of properties are aware of the established land uses surrounding the RTRA. A section 32 analysis for the new Rule 20.7.7(x) is included in the submission.

Oppose – We do not feel that a no complaints covenant approach will adequately safeguard the existing orchard operations. This is because it would not address the expectation that a large development area would be suitable. Similarly it would not stop other people or organisations complaining.

Anthony Streeter (p.t.streeter@cromwell.school.nz – Submission 353)

(353/1) - Cromwell is in a phase of rapid growth and the application allows for the most suitable option to cater for the growth of the Cromwell urban area.

Oppose – Limited regard has been given to the alternative uses this land would be suitable for. For example the PC13 land has very similar characteristics to the established horticultural land directly neighbouring it.

(353/2) - The area under PC 13 is the lowest cost option for the CODC in the provision of required infrastructure to subdivision boundaries, in terms of a large subdivision. Cromwell's growth is dependent on the supply of affordable housing.

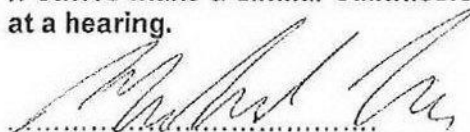
Oppose – This is a speculative comment. A full study of the viability and suitability of all land surrounding the Cromwell township would need to be undertaken in order to back up this statement.

(353/3) - This area is the most suitable also because it reduces pressure on land that is intensively cultivated with stone and pip fruit.

Oppose – We disagree with this statement. Changing the zone of this area from Rural will increase the pressure on orchard land by potentially limiting the ability of orchards to effectively manage their crops through the use of established and legitimate orcharding practices.

I wish to be heard in support of my further submission.

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



26/10/2018

Signature of person making Further Submission
(or person authorised to sign on behalf of person making further submission)
(A signature is not required if you make your submission by electronic means)

Date

Electronic address for service of person making further submission:

Jones.fam@xtra.co.nz

Telephone No: 027 228 2791

Postal Address:

P.O. Box 19
Cromwell
9384

Contact Person: Michael Jones - on behalf of DJ Jones Family Trust and Suncrest Orchard Limited

FURTHER SUBMISSIONS IN SUPPORT OF, OR IN OPPOSITION TO, ANY SUBMISSION ON PROPOSED PLAN CHANGE 13 CLOSE ON MONDAY 29 OCTOBER 2018

Note to person making Further submission

A copy of your further submission must be served on the original submitter within 5 working days after it is served on the local authority.

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.

RESOURCE MANAGEMENT ACT 1991

FORM 6

FURTHER SUBMISSION IN SUPPORT OF, OR IN OPPOSITION TO,
SUBMISSION ON PUBLICLY NOTIFIED PROPOSED PLAN CHANGE
TO CENTRAL OTAGO DISTRICT PLAN

Clause 8 of Schedule 1, Resource Management Act 1991

To: Central Otago District Council
PO Box 122
ALEXANDRA 9340



Name of person making further submission: *HILARY ANNE LENNOX*
(Full name)

This is a further submission in support of (or in opposition to) a submission on proposed Plan Change 13 to the Central Otago District Plan.

I am:

1. ~~A person representing a relevant aspect of the public interest, the grounds for saying this being:~~
2. A person who has an interest in the proposal that is greater than the interest the general public has, the grounds for saying this being:

I own, and reside at, the property located at 344 Kawarau Gorge Road, which is directly opposite the proposed subdivision and the intersection of Sandflat Road with SH6.

3. ~~The local authority for the relevant area.~~

I support (or oppose) the submission of:

HILARY ANNE LENNOX on Plan Change 13.

The particular parts of the submissions I support (or oppose) are:

All of the submission from HILARY ANNE LENNOX.

The reasons for my support (or opposition) are:

The Assessment of Effects on the Environment (AEE) prepared by Brown and Company Planning Group, dated 1 March 2018, make specific reference to effects of the proposed development in relation to traffic, and further note that effects of the plan change on associated transportation issues are addressed in the Transportation Assessment report prepared by Carriageway Consulting, dated 14 December 2017.

The following points from the AEE are discussed below:

- "Under the expected future conditions for traffic flows, the need for auxiliary left-turn lanes at the State Highway 6/Sandflat Road intersection can be met, and these are required by the RTRA standards.

The Transportation Assessment has indicated that there may be some issues with providing the auxiliary left-turn land onto SH6 due to the presence of the power pole. I do not believe that the applicant has identified exactly how this will be rectified, rather they have simply committed to restricting the level of development until this issue has been resolved. I am concerned that if the issue is not able to be resolved, then the applicant will simply seek a plan change in the future to remove this requirement. At that point the development will be well progressed, and this will work in the applicant's favour. The result will be that the left-hand turn lane onto SH6 will not be provided.

- Subject to the provision of the auxiliary lanes, the crash history in the vicinity of the site does not indicate that there would be any adverse safety effects from the proposal."

ENTERED
29/10/18

This statement is made by the author of the AEE using information from the Transportation Assessment, but the Transportation Assessment does not provide a reasonable level of assessment in relation to this matter. The Transportation Assessment has discussed the recent crash history occurring under current traffic flow conditions, but has not projected what the crash incidence might be with ~50% more traffic on the road following the proposed development.

- *"The transportation assessment concludes that the proposed plan change will not cause adverse effects from a traffic and transportation perspective."*
- *"The conclusion from that assessment is that the plan change is acceptable from a traffic perspective... The effects of the RTRA on the highway are therefore not adverse and are acceptable."*

These statements are false and show an attempt by the author of the AEE to manipulate information from the Transportation Assessment in favour of the proposal. The Transportation Assessment concludes that "there are no traffic and transportation reasons why the plan change could not be recommended for approval", but does not conclude that there will be no adverse effects. In the RMA planning context, plan changes are often granted where there are adverse effects, especially if those adverse effects are avoided, remedied and/or mitigated. Just because the Transportation Assessment concludes that there are "no reasons why the plan change could not be recommended for approval" does not, therefore, automatically mean that there are no adverse effects. The fact that the AEE confuses the conclusion of the Transportation Assessment with a determination of there being no adverse effects is a sign of either sloppy planning, and/or a deliberate manipulation of the words of the transport engineer for the benefit of the proposal. Either way, this undermines the integrity of any comments on transportation issues provided in the AEE.

Note: I have provided further discussion below as to why there are reasons why the plan change should not be recommended for approval, and therefore I actually disagree with the conclusion of the Transportation Assessment too.

- *"The visual outlook from this property (my property, at 344 Kawarau Gorge Rd) out towards the RTRA site will change, in the same way that the view from the highway will change, but the effects are mitigated by the existing shelter row on the north side of the highway road reserve, the RTRA's setback area adjacent to the highway and the northern section of Sandflat Road, and the landscaping within this setback. There are no effects on the privacy of this property, and any additional noise effects on the property would be inconsequential given the existing noise effects from the highway, the Motorsport Park and the speedway, and nearby rural activities. There will be additional traffic to and from the RTRA site, using the highway and Sandflat Road, which will add to the perceived level of activity in the area, but this additional activity is not in itself an adverse effect. Additional traffic noise will be inconsequential in this environment."*

This paragraph from the AEE contains false statements based on bold conclusions, without the support of a meaningful assessment. There most certainly will be significant adverse effects on the privacy of my property, additional traffic noise effects will not be inconsequential, and the perceived level of activity is most certainly an adverse effect, as described below.

When any vehicle is travelling up Sandflat Road towards SH6, the occupants of that vehicle have a clear view into my property. Results of the modelling undertaken as part of the Transportation Assessment show that the wait time of vehicles exiting the northern end of Sandflat Road is expected to increase by 44 - 76% on average (see below). This will impede on our sense of security and privacy, and the existing shelter row on the northern side of the highway road reserve will provide little mitigation of this adverse effect. Other traffic travelling along SH6 is moving at such a speed that we've never been concerned with these onlookers, and have only ever been concerned with onlooking drivers and passengers waiting at the Sandflat Road/SH6 intersection.

When any vehicle is travelling up Sandflat Road towards SH6 after dusk, the headlights of that vehicle shine directly into my living room, to the extent that my partner and I often mistakenly believe that someone is driving onto our property and one of us will move towards the door to see who it is. Currently, the low level of traffic activity on Sandflat Road after dusk means that this occurrence is relatively infrequent, but the proposed development will result in a significant increase in activity on Sandflat Road after dusk, and therefore a significant increase in this effect, which will impede on our enjoyment of my property, our sense of security and our sense of privacy. This effect will be more prominent in winter months when headlights are used much more frequently, and we are spending more time in the evenings in our living room. The existing shelter row on the northern side of the highway road reserve will not provide any mitigation of this adverse effect.

The AEE provides no evidence to support the author's conclusion that additional traffic noise will be inconsequential. Between the hours of approximately 7am to 6pm, we experience noise from the adjacent SH6 (this is reflected in the observations of traffic movements provided in the Transportation Assessment). After 6pm, however, this noise drops off significantly and the level of traffic noise experienced at our home in the evenings and during the night is far less, and often completely inaudible. The proposed development will undoubtedly increase the amount of local traffic noise in the evenings and throughout the night. Furthermore, I have observed that the noise generated from vehicles accelerating from Sandflat Road onto SH6 is distinct and more audible than the noise generated from passing vehicles moving at a steady speed along SH6.

The frequency of vehicle movements between SH6 and Sandflat Road, and the associated noise generation, will increase significantly as a result of this proposal (data from the Transportation Assessment indicates that movements in the area on SH6 will increase by around 50%). Without engaging a specialist to assess these effects then I cannot comment exactly on the magnitude of these effects, but in the same vein, the applicant cannot conclude that these effect will be "inconsequential" without undertaking an adequate assessment.

- *"There are no adverse effects on traffic safety and efficiency."*

This statement is made by the author of the AEE and is not supported by the Transportation Assessment.

The following points from the Transportation Assessment are discussed below:

- *"...it is reasonable to conclude that the primary role of the highway is to carry through traffic, with the balance of the roads providing for local journeys and property access"*

This statement confirms that the current primary role of the highway is to carry through traffic, rather than acting as a significant intersection. Should the proposed development proceed in its current form, the SH6/Sandflat Road intersection will become a very busy intersection and a major feature along this stretch of the highway and is likely to end up resembling the poorly-planned intersection leading into and out of Lake Hayes Estate, Queenstown.

- *"At its northern end, Sandflat Road meets State Highway 6 at a priority intersection which has auxiliary right-turn lanes for traffic turning right into Sandflat Road and right into Papillon (furniture and handmade gifts workshops) which lies on the northern side of the highway, opposite the motorsport park."*

I can confirm that my property has not operated as the Papillon workshop for a least two years now, if not longer. The Transportation Assessment is only 10 months old and Photograph 5 from the Transportation Assessment was taken from the end of my driveway, which indicates that the author visited the site and so it is unclear how the author could make this mistake. I imagine that the author referred to a dated placemark on Google Maps, which questions the integrity of the report because it is not possible to assess the likely effects of an activity on the surrounding environment if the nature of surrounding environment is not adequately understood.

- *"The State Highway 6 / Cemetery Road intersection is 'give-way' controlled, and does not have any auxiliary lanes for turning traffic. However there is a widened shoulder of 3m on each side of the highway which can be used by vehicles to move out of the through traffic lanes before turning."*

Anyone who uses this intersection would know that the move described in this paragraph would be idiotic. The SH6/Cemetery Road intersection is already incredibly dangerous under the current traffic load, as I described in an email that I sent to Aspiring Highways back in September 2017. The following response was received from Roy Johnston, Senior Safety Manager for NZTA:

"The location is identified in our safety improvement programme and while it is not the best alignment and we agree with their concerns currently it is hard to justify investment due to the low safety risk rating for this intersection. Ideally we would like to construct a right turn bay to cater for vehicles turning into Cemetery Rd. At this time the NZTA will consider intersection improvements as part of the minor improvements programme although it should be noted that the safety improvement programme is subject to national prioritisation and budget constraints. In the meantime we will continue to monitor the location."

This confirms that the SH6/Cemetery Road intersection has been identified by NZTA in their safety improvement programme, although the absence of regular crashes and fatalities means that funding has not been prioritised for the upgrade of this intersection yet. I have had many near misses when trying to turn right onto Cemetery Road, to

the point where I now no longer ever attempt to make this manoeuvre. I suspect that any crash here would be serious given the speed at which traffic travel along this stretch of road (100 km+) and the reduced line of sight around the corner. The presence of this dangerous intersection in such close proximity to the proposed development should be given thorough consideration when assessing the effects of the plan change on associated transportation issues.

- "Based on the prevailing crash record, it is not considered that there are any inherent deficiencies in the roading network in the vicinity of the site."
- "In view of the excellent road safety record on the road network adjacent to the site, it is not considered that the additional traffic is likely to give rise to any road safety concerns."
- "Subject to the provision of the auxiliary lanes, the crash history in the vicinity of the site does not indicate that there would be any adverse safety effects from the proposal."

It should be noted that this conclusion is based on there having been four crashes in the subject area between 2012 and 2016 (an average of once crash per year) and that this is based on the current traffic volumes, with Sandflat Road and Cemetery Road currently experiencing "low traffic flows". The Transportation Assessment has not determined whether a ~50% increase in traffic volumes is likely to result in a 50% increase in the incidence of crashes in the area. In fact, the Transportation Assessment is conveniently silent on the effects of an increase in traffic volume on the incidence of crashes in the area.

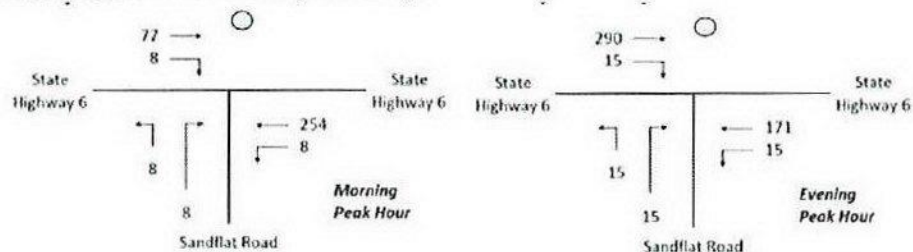
- "In 2015, the last year which is available, the highway had an Annual Average Daily Traffic of 3,890 vehicles (two-way)."
- "...a rate of 8 vehicle movements per day per residence has been used, with 1 vehicle movement per residence occurring in each of the peak hours."
- "With regard to the retirement units... it is anticipated that the villas will each generate 2 vehicle movements per day."
- "However the route via State Highway 6 and 8B is the shortest and fastest for travel. Accordingly, it is considered that this is the route most likely to be used..."

Data from the Traffic Assessment indicates that movements in the area on SH6 will increase from around 3,890/day to 5,800/day. This is an increase of around 50%, which is very significant.

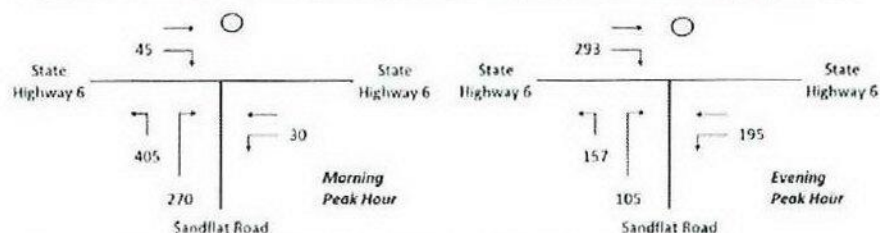
- "The analysis shows (unsurprisingly) that the queues and delays increase when the site is fully developed. However they remain relatively low (less than 30 seconds for the highest delay) and queues remain modest."

Relative to what? Queues and delays will be far greater relative to the current environment...

The following images, taken from the Transportation Assessment, provide an easy visual representation of the likely increase in traffic movements at SH6/Sandflat Road intersection. The top image is the modelled current peak hour traffic flows at the intersection, and the lower image is the modelled peak hour traffic flows following the proposed development. The yellow dots denote the relative location of my driveway.



Figures 4 and 5: Peak Hour Traffic Flows at the State Highway 6 / Sandflat Road Intersection



Figures 10 and 11: Peak Hour Traffic Flows Generated by the Site at the State Highway 6 / Sandflat Road Intersection

These images show over 33 times more traffic exiting north from Sandflat Road during the morning rush hour as a result of the proposed development, and 7 times more traffic existing north from Sandflat Road during the evening rush hour. The Transportation Assessment has also modelled the wait time of vehicles wanting to turn out of the northern end of Sandflat Road following the proposed development. The modelling indicates that the average wait time will increase significantly.

In summary, the Transportation Assessment indicates that there will be somewhere between 7 (evening) and 33 (morning) times more traffic sitting at the top of Sandflat Road waiting to turn onto SH6, and that these cars will be waiting there for between 46% (morning) and 77% (evening) longer. As described earlier in this submission, drivers and passenger waiting at the end of Sandflat Road to turn onto SH6 can look straight up my driveway, and their headlights shine straight into my living room. The proposed increase in the volume of traffic and the increase in the wait time of this traffic will, therefore, result in adverse effects on my privacy and my sense of security. This will also most certainly impact on my ability to enter and exit my own driveway too.

There is a further, serious safety issue that I would like to raise. When I am travelling on SH6 from the Kowarau Gorge towards my home, I indicate left and start to pull onto the hard shoulder as I approach my driveway. As I begin to pull over, traffic travelling behind me will often make use of the turning lanes in the middle of the highway to overtake me. The Transportation Assessment shows a drastic increase in volume of traffic operating in this area around peak hours and I am extremely concerned that this could result in a safety issue. Traffic waiting to turn right out of Sandflat Road onto SH6 might see me indicating and will assume that it's safe to manoeuvre onto SH6, not realising that the traffic behind me is likely to come roaring past me at speeds of up to 100km/hr or more. The only solution that I can think of is providing a speed restriction through this area and/or installing a roundabout at the Sandflat Road/SH6 intersection. Other than the acceleration and deceleration lanes, the applicant has provided absolutely no mitigation of the adverse effects results from a ~50% increase in the volume of traffic in the local area.

When considering an application for a plan change, it is the role of the decision makers (the regulatory authority and delegate persons) to ensure that they base their decisions on adequate, robust information. If such information cannot be provided, then the decision makers must not grant the plan change. I believe that the issues I have raised highlight areas of the plan change application that are woefully deficient and I am sure that there are other parts of the application that are equally, if not more, deficient. The assessment of effects on myself and other neighbouring properties provided by the applicant shows a clear disregard to existing activities in the area and a very deliberate attempt to gloss over key issues and manipulate information in favour of the proposal. Another example of this which I would like to highlight is in relation to the applicant's assessment of ecological effects.

Section 14 of the AEE states that "there are no adverse effects on ecological values", but this statement is not supported by an assessment of the site by a qualified ecologist. In section 9 of the AEE, the author of has noted that no areas of Significant Natural Value have been identified in the District Plan. However, I note that just because no values have been found yet does not mean that none exist, and that an absence of evidence is not evidence of absence. The Cromwell Basin is home to many significant native species of flora and fauna, the most famous of which being the Cromwell Chaffer Beetle. Without a specialist ecological assessment, the author of the AEE is in no position to assert that there will be "no adverse effects on ecological values". In summary, the author has prematurely concluded that there will be no adverse effects on ecological values. Just because the site hasn't been recognised in the District Plan as containing significant natural values yet, and just because other potentially damaging activities could occur on the site with little control, this does not prove there to be an absence of significant flora and fauna on the site. This applicant's conclusion cannot possibly be relied upon without a thorough ecological assessment of the site by an expert.

In conclusion, I urge the decision makers to ensure that any information they rely upon in the consideration of this plan change application is adequate, robust, reliable and unbiased.

I seek that the following parts of the following submissions be allowed:

All of the original submission from HILARY ANNE LENNOX

I wish/~~or do not wish~~ to be heard in support of my further submission.

(Please strike out as applicable)

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

(Please delete if you would not consider presenting a joint case)



25/10/18

Signature of person making Further Submission
(or person authorised to sign on behalf of person making further submission)
(A signature is not required if you make your submission by electronic means)

Date

Electronic address for service of person making further submission: hilary.lennox7@gmail.com

Telephone No: 021300554

Postal Address: 344 Kawarau Gorge Road, RD2, Cromwell

Contact Person: Hilary Lennox

**FURTHER SUBMISSIONS IN SUPPORT OF, OR IN OPPOSITION TO, ANY SUBMISSION
ON PROPOSED PLAN CHANGE 13 CLOSE ON MONDAY 29 OCTOBER 2018**

Note to person making Further submission

A copy of your further submission must be served on the original submitter within 5 working days after it is served on the local authority.

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.



FURTHER SUBMISSION ON PROPOSED PC13 TO THE CENTRAL OTAGO DISTRICT PLAN

Friday 26th October, 2018

TO: Central Otago District Council

NAME OF SUBMITTER: Horticulture New Zealand



CONTACT FOR SERVICE:

Rachel McClung
Environmental Policy Advisor – South Island
Horticulture New Zealand
PO Box 10-232 WELLINGTON
Ph: 027582 7474
Email: rachel.mcclung@hortnz.com

FURTHER SUBMISSION ON PRIVATE PLAN CHANGE 13 TO THE CENTRAL OTAGO DISTRICT PLAN

CLAUSE 8 OF SCHEDULE 1 RESOURCE MANAGEMENT ACT 1991

1. Horticulture New Zealand's (HortNZ's) submissions are contained in the attached Table 1.
2. HortNZ has an interest in the proposed plan change greater than the interest the general public has as HortNZ represents the interests of all fruit and vegetable growers, excluding viticulture.
3. HortNZ **wishes to be heard** in support of its further submissions.
4. HortNZ could **not** gain an advantage in trade competition through this further submission.
5. If others make similar submissions, HortNZ **will consider** presenting a joint case with them at the hearing.

Dated at [CHRISTCHURCH] this 26th day of October 2018

.....

Rachel McClung

ENTERED
29/10/18

Table 1: Further submissions on behalf of HortNZ on submissions to Private Plan Change 13 to the Central Otago District Plan

Submitter	Sub No.	Relief sought by submitter	HortNZ support / oppose	HortNZ reasons for support / opposition	Decision Sought (accept / reject)
Rodger James Aburn	2: 2/1 – 2/7	Decline PC13	Support	PC13 will adversely impact the horticultural industry of Cromwell. Decision's made on the future urban form of Cromwell must recognise the significant community engagement and technical work undertaken through the Cromwell Masterplan process. It is appropriate that the hearing be delayed until the outcome of the Cromwell Masterplan process is known.	Accept decision sought by submission 2/1 -2/6 to decline the private plan change. Accept submission sought by submission 2/7 to delay the hearing until Cromwell Masterplan is completed.
Alan Duncan Beaton	18: 18/1 – 18/4	Amend PC13 to Rural Residential Zoning	Support in Part	HortNZ agrees with the submission points made however we do not agree that a rural residential zoning will address the underlying issues of the inappropriateness of the proposed private plan change.	Reject decision sought to zone the land rural residential. Decline PC13.
Peter Raymond Brass	26: 26/1–26.4 and 26/6 – 26/11	Decline PC13	Support	PC13 will adversely impact the horticultural industry of Cromwell.	Accept decision sought by submission to decline the private plan change.
Peter Raymond Brass	26.5	Decline PC13	Support in Part	HortNZ agrees with the submission points made to the extent that in the future locating development next to horticultural operations would lead to complaints.	Accept decision sought by submission to decline the private plan change.
Central Holdings Limited	43: 43/1-43/10	Decline PC13 or ensure that no residential or other noise sensitive activities are enabled through the Plan Change	Support in Part	HortNZ agrees with the submission points made, however we consider that the Plan Change should be declined and cannot see a path for enabling other non-noise sensitive activities through this plan change process. A fresh application would be required for substantive change.	Reject the decision sought to approve with amendments. PC 13 should be declined.

Submitter	Sub No.	Relief sought by submitter	HortNZ support / oppose	HortNZ reasons for support / opposition	Decision Sought (accept / reject)
Central Speedway Club Cromwell Incorporated	45: 45/1- 45/11	Decline PC13 or ensure that no residential or other noise sensitive activities are enabled though the Plan Change	Support in Part	HortNZ agrees with the submission points made, however we consider that the Plan Change should be declined and cannot see a path for enabling other non-noise sensitive activities through this plan change process. A fresh application would be required for substantive change.	Reject the decision sought to approve with amendments. PC 13 should be declined.
Anthony John Clark	52: 52/1- 52/9	Decline PC13 or provide for subdivision to 8000m ²	Support in Part	HortNZ agrees with the submission points made, however we do not agree that a rural residential zoning will address the underlying issues of the inappropriateness of the proposed private plan change.	Reject the decision sought to approve with amendments. PC 13 should be declined.
Brayden Couper	64. 64/1-64/2	Decline PC13 or enforce strict 'no noise complaints covenant' on all titles for existing speedway, highlands and orchard activities.	Support in Part	HortNZ agrees with the submission points made, however we do not agree that a no complaints covenant is an effective mitigation for a development of this scale and do not consider it will address the underlying issues of the inappropriateness of the proposed private plan change.	Reject the decision sought to approve with amendments. PC 13 should be declined.
Felicity Couper	65: 65/1-65/2	Decline PC13 or enforce strict 'no noise complaints covenant' on all titles for existing speedway, highlands and orchard activities.	Support in Part	HortNZ agrees with the submission points made, however we do not agree that a no complaints covenant is an effective mitigation for a development of this scale and do not consider it will address the underlying issues of the inappropriateness of the proposed private plan change.	Reject the decision sought to approve with amendments. PC 13 should be declined.
Shaun Couper	66: 66/1- 66/2	Decline PC13 or enforce strict 'no noise complaints covenant' on all titles for existing speedway,	Support in Part	HortNZ agrees with the submission points made, however we do not agree that a no complaints covenant is an effective mitigation for a development of this scale and do not consider it will address the underlying issues of the inappropriateness of the proposed private plan change.	Reject the decision sought to approve with amendments. PC 13 should be declined.

Submitter	Sub No.	Relief sought by submitter	HortNZ support / oppose	HortNZ reasons for support / opposition	Decision Sought (accept / reject)
		highlands and orchard activities.			
Catherine Edgar	95: 95/1-95/6	Decline PC13 or at the very least severely downsize.	Support in Part	HortNZ agrees with the submission points made, however we do not agree that downsizing the development will address the underlying issues of the inappropriateness of the proposed private plan change. A fresh application would be required for substantive change.	Reject the decision sought to approve with amendments. PC 13 should be declined.
Diane Mae Ferris	115: 115/1 - 115-6	Decline PC13 until the Council decides on future growth for Cromwell.	Support in Part Oppose 115/6	HortNZ agrees with the submission points except 115/6. We do not agree that a 300m ² minimum lot size will address the underlying issues of the inappropriateness of the proposed private plan change.	Accept decision sought by submitter to decline the plan change.
Richard Andrew Ford	122: 122/1 - 122/25	Decline PC13	Support	The application inadequately addresses the issues as identified in submission 122. PC13 will adversely impact the horticultural industry of Cromwell.	Accept decision sought by submitter to decline the plan change.
45 South Group of Companies (45 South Cherry Orchards Ltd & 45 South Management)	123: 123/1- 123/35	Decline PC13	Support	The application inadequately addresses the issues as identified in submission 123. PC13 will adversely impact the horticultural industry of Cromwell.	Accept decision sought by submitter to decline the plan change.
Freshmax NZ Limited	126: 126/1 - 126/14	Decline PC13	Support	The application inadequately addresses the issues as identified in submission 126. PC13 will adversely impact the horticultural industry of Cromwell.	Accept decision sought by submitter to decline the plan change.
Highlands Motorsport Park Limited (Highlands)	144: 144/1- 144/16	Decline PC13	Support in Part	HortNZ supports submission 144 to the extent that the plan change site is entirely incompatible with the surrounding environment, does not have regard to the existing activities in the surrounding	Accept decision sought by submitter to decline the plan change.

Submitter	Sub No.	Relief sought by submitter	HortNZ support / oppose	HortNZ reasons for support / opposition	Decision Sought (accept / reject)
				environment, and will result in reverse sensitivity complaints.	
Gary Carl Hyndman & Deborah Lee Hyndman	155: 155/1-155/23	Decline PC13 or 10m green mounded and planted boundary buffer. And provision for 'no complaints' in relation to orchard activities and to every day farm activities such as the slaughtering of livestock, burning of orchard prunings or any other activities relating to the functioning of the businesses that are already existing.	Support in Part	HortNZ agrees with the submission points made, however we do not agree that no complaints covenants will be an effectively mitigate the impacts of the development. And nor will be a 10m green area and planted mounds. These measures will not address the underlying issues of the inappropriateness of the proposed private plan change.	Reject the decision sought to approve with amendments. PC 13 should be declined.
DJ Jones Family Trust and Suncrest Orchard Limited	164: 164/1-164/18	Decline PC13	Support in Part	HortNZ agrees with the submission points made, however we do not agree that a buffer or no complaints covenant will address the underlying issues of the inappropriateness of the proposed private plan change.	Accept decision sought by submitter to decline the plan change.
Kawarautrust Orchard Limited	167: 167/1-167/26	Decline PC13	Support	HortNZ agrees with the submission points made as the proposed plan change is inappropriate and will be detrimental to the Horticulture Industry.	Accept decision sought by submitter to decline the plan change.

Submitter	Sub No.	Relief sought by submitter	HortNZ support / oppose	HortNZ reasons for support / opposition	Decision Sought (accept / reject)
Le Fresh International Limited	182: 182/1-182/15	Decline PC13	Support	HortNZ agrees with the submission points made as the proposed plan change is inappropriate and will be detrimental to the Horticulture Industry.	Accept decision sought by submitter to decline the plan change.
Hilary Anne Lennox	182: 183/1-183/2	Decline PC13 unless an alternative access to SH6 and intersection upgrades are made.	Support in Part	HortNZ agrees with the submission points made, however transportation mitigation suggested will not address the underlying issues of the inappropriateness of the proposed private plan change.	Reject the decision sought to approve with amendments. PC 13 should be declined.
Lindsay Mathers	223: 223/1 - 223/7	Decline PC13	Support	HortNZ agrees with the submission points made as the proposed plan change is inappropriate and will be detrimental to the Horticulture Industry.	Accept decision sought by submitter to decline the plan change.
Mayshiel Properties Ltd	227: 2027/1-227/8	Substantially amend PC13 to place Highlands in a position where they have similar or same rights that were available prior to all changes.	Oppose in part	HortNZ agrees with the submission points made to the extent that the proposed plan change is inappropriate and will result in reserve sensitivity impacts.	Reject the decision sought as it will not address the detrimental impacts of the plan change to the Horticulture Industry. PC 13 should be declined.
Peter John Mead & Alastair David Stark	228: 228/1-228/15	Decline PC13	Support	HortNZ agrees with the submission points made as the proposed plan change is inappropriate and will be detrimental to the Horticulture Industry.	Accept decision sought by submitter to decline the plan change.
Ministry of Education	239: 239/1 - 239/5	Ministry's submission be considered	Support	HortNZ would not want educational activities located near orchard activities and support a fuller consideration of the locations of existing education facilities in Cromwell.	Accept decision sought by submitter to consider Ministry of Educations submission points.
Mt Difficulty Wines Ltd	249: 249/1-249/13	Decline PC13	Support	HortNZ agrees with the submission points made as the proposed plan change is inappropriate and will be detrimental to the	Accept decision sought by submitter to decline the plan change.

Submitter	Sub No.	Relief sought by submitter	HortNZ support / oppose	HortNZ reasons for support / opposition	Decision Sought (accept / reject)
				Horticulture Industry and the Viticulture Industry.	
NZ Transport Agency	254: 254/1 – 254/7	If Council approves PC13, do so subject to NZTA requested amendments	Oppose in Part	HortNZ agrees with the submission points made to the extent that PC13 should address transportation issues, however the requested amendments will not address the underlying inappropriateness of the plan change.	Reject the decision sought as it will not address the detrimental impacts of the plan change to the Horticulture Industry. PC 13 should be declined
Scott O'Donnell	256: 256/1-256/16	Decline PC13 or no residential or other noise sensitive activities are enabled through PC13.	Support in Part	HortNZ agrees with the submission points made as the proposed plan change is inappropriate and will be detrimental to the Horticulture Industry. However, any substantial alteration to the proposed plan change will require a fresh plan change application.	Reject the decision sought to approve with amendments. PC 13 should be declined.
Otago Regional Council	261: 261/1-361/8	Decline unless CODC is satisfied the projected demand on reticulated services for potable water and wastewater is sustainable	Oppose in Part	HortNZ agrees with the submission points made to the extent that PC13 should address water services issue, however the requested amendments will not address the underlying inappropriateness of the plan change.	Reject the decision sought as it will not address the detrimental impacts of the plan change to the Horticulture Industry. PC 13 should be declined.
Mathew Owen	262/1	Decline PC13 or enforce strict 'no noise complaints covenant' on all titles for existing speedway, highlands and orchard activities.	Support in Part	HortNZ agrees with the submission points made, however we do not agree that a no complaints covenant is an effective mitigation for a development of this scale and do not consider it will address the underlying issues of the inappropriateness of the proposed private plan change.	Reject the decision sought to approve with amendments. PC 13 should be declined.
Mark Alistair Paterson	265: 265/1-265/9	Decline PC13 or create a buffer zone between highland and	Oppose in Part	HortNZ agrees with the submission points made, however we do not agree that buffer zone between highland and residential development is an effective mitigation for a	Reject the decision sought as it will not address the detrimental impacts of the plan change to the Horticulture Industry. PC 13 should be declined.

Submitter	Sub No.	Relief sought by submitter	HortNZ support / oppose	HortNZ reasons for support / opposition	Decision Sought (accept / reject)
		residential development.		development of this scale. It will not mitigate impacts on surrounding horticulture and we consider it will address the underlying issues of the inappropriateness of the proposed private plan change.	
Public Health South	285: 285/1 – 285/16	Decline PC13 or approve with requested amendments.	Support in Part	HortNZ agrees with the submission points made, however, the mitigation proposed will not address the full impacts on the horticulture industry and will not address the underlying issues of the inappropriateness of the proposed private plan change.	Reject the decision sought as it will not address the detrimental impacts of the plan change to the Horticulture Industry. PC 13 should be declined.
River Terrace Developments Limited	298: 298 - 298/8	Approved PC13 with requested amendments	Oppose	The mitigation proposed will not address the full impacts on the horticulture industry and will not address the underlying issues of the inappropriateness of the proposed private plan change.	Reject the decision sought as it will not address the detrimental impacts of the plan change to the Horticulture Industry. PC 13 should be declined.
Sarita Orchard Ltd	310: 310/1-310/8	Decline PC13	Support	HortNZ agrees with the submission points made as the proposed plan change is inappropriate and will be detrimental to the Horticulture Industry.	Accept decision sought by submitter to decline the plan change.
Mark Schofield and Rebecca Schofield	311: 311/1-311/16	Decline PC13 or approve with requested amendments	Oppose in Part	HortNZ agrees with the submission points made, however, the mitigation proposed will not address the full impacts on the horticulture industry and will not address the underlying issues of the inappropriateness of the proposed private plan change. Also, some decisions sought are beyond the scope of the decision-making ability of CODC – e.g.: increased police, fire and ambulance services.	Reject the decision sought as it will not address the detrimental impacts of the plan change to the Horticulture Industry. PC 13 should be declined.
Lester and Estelle Scott	316: 316/1-316/8	Decline PC13	Support	HortNZ agrees with the submission points made as the proposed plan change is inappropriate and will be detrimental to the Horticulture Industry.	Accept decision sought by submitter to decline the plan change.

Submitter	Sub No.	Relief sought by submitter	HortNZ support / oppose	HortNZ reasons for support / opposition	Decision Sought (accept / reject)
Matthew James Scully	319: 319/1-319/4	Decline PC13 or change land use to industrial.	Oppose in Part	HortNZ agrees with the submission points made as the proposed plan change is inappropriate and will be detrimental to the Horticulture Industry. However, changing the proposal to industrial use is a substantial change from what was notified and would require a fresh plan change application.	Reject the decision sought to approve with amendments. PC 13 should be declined.
Michael Raymore Sheehan	328: 328/1-328/6	Decline PC13 or create control to protect surrounding existing uses.	Oppose in Part	HortNZ agrees with the submission points made as the proposed plan change is inappropriate and will be detrimental to the Horticulture Industry. However, changing the land use to industrial or commercial use is a substantial change from what was notified and would require a fresh plan change application. Also, while there is a suggestion to approve PC13 with controls to protect highlands, the speedway, orchards and other activities; no solution is provided. This will not address the underlying issues of the inappropriateness of the proposed private plan change.	Reject the decision sought to approve with amendments. PC 13 should be declined.
Peter James Simmons	331: 331/1-331/3	Decline PC13 or change land use to industrial / commercial.	Oppose in Part	HortNZ agrees with the submission points made as the proposed plan change is inappropriate and will be detrimental to the Horticulture Industry. However, changing the proposal to industrial use is a substantial change from what was notified and would require a fresh plan change application.	Reject the decision sought to approve with amendments. PC 13 should be declined.
Carolyn Squires & Matthew Squires	346: 346/1-346/14	Decline PC13 or change land use to rural residential (400m ² min lot size).	Oppose in Part	HortNZ agrees with the submission points made as the proposed plan change is inappropriate and will be detrimental to the Horticulture Industry. However, changing the proposal to rural residential use is a substantial change from what was notified and would require a fresh plan change	Reject the decision sought to approve with amendments. PC 13 should be declined.

Submitter	Sub No.	Relief sought by submitter	HortNZ support / oppose	HortNZ reasons for support / opposition	Decision Sought (accept / reject)
				application. Furthermore, rural residential zoning will not address the underlying issues of the of the inappropriateness of the plan change.	
Gordon Stewart	350: 350/1-350/6	Decline PC13 or approve with buffer and no complaints covenant	Oppose in Part	HortNZ agrees with the submission points made as the proposed plan change is inappropriate and will be detrimental to the Horticulture Industry. However, the mitigation proposed will not address the adverse impacts on the horticulture industry and will not address the underlying issues of the inappropriateness of the plan change.	Reject the decision sought to approve with amendments. PC 13 should be declined.
Anthony Streeter	353: 353/1-353/5	Approve PC13 in its entity	Oppose	HortNZ disagrees with the submission points made as the proposed plan change is inappropriate and will be detrimental to the Horticulture Industry. The submitter fails to consider the environmental, social, cultural or economic cost to the wider environment and community.	Reject the decision sought to approve with amendments. PC 13 should be declined.
Transpower New Zealand Limited	373: 373/1-373/9	Decline PC13 or approve with requested amendments.	Support in Part	HortNZ agrees with the submission points made, however, the mitigation proposed will not address the full impacts on the horticulture industry and will not address the underlying issues of the inappropriateness of the proposed private plan change.	Reject the decision sought as it will not address the detrimental impacts of the plan change to the Horticulture Industry. PC 13 should be declined.
Juliet Walker	383: 383/1-383/2	Approve PC13 with amendments – 50 houses maximum	Oppose in Part	HortNZ agrees with the submission points made as the proposed plan change is inappropriate and will be detrimental to the Horticulture Industry. However, changing the proposal to rural residential use is a substantial change from what was notified and would require a fresh plan change application. Furthermore, rural residential zoning will not address the underlying issues	Reject the decision sought to approve with amendments. PC 13 should be declined.

Submitter	Sub No.	Relief sought by submitter	HortNZ support / oppose	HortNZ reasons for support / opposition	Decision Sought (accept / reject)
				of the of the inappropriateness of the plan change.	
Alexander (Sandy) Charles & Tegan Jane Wilson	400: 400/1-400/4	Decline PC13 or approve with amendments	Oppose in Part	HortNZ agrees with the submission points made as the proposed plan change is inappropriate and will be detrimental to the Horticulture Industry. However, changing the proposal to 1000m ² minimum lot size is a substantial change from what was notified and would require a fresh plan change application. Furthermore, this lot size and buffer planting suggested will not address the underlying issues of the of the inappropriateness of the plan change.	Reject the decision sought to approve with amendments. PC 13 should be declined.
Colin & Jan Wood	406:406/1 – 406/2	Approve with amendments for lot minimum of 4000m ²	Oppose	Changing the proposal to 4000m ² minimum lot size is a substantial change from what was notified and would require a fresh plan change application. Furthermore, this lot size suggested will not address the underlying issues of the of the inappropriateness of the plan change.	Reject the decision sought to approve with amendments. PC 13 should be declined.
Tim Wood	407: 407/1 – 407/2	Approve with amendments for lot minimum of 800-1000m ²	Oppose	The lot size suggested will not address the adverse impacts on the horticulture industry nor the underlying issues of the of the inappropriateness of the plan change.	Reject the decision sought to approve with amendments. PC 13 should be declined.

RESOURCE MANAGEMENT ACT 1991

FORM 6

FURTHER SUBMISSION IN SUPPORT OF, OR IN OPPOSITION TO,
SUBMISSION ON PUBLICLY NOTIFIED PROPOSED PLAN CHANGE
TO CENTRAL OTAGO DISTRICT PLAN

Clause 8 of Schedule 1, Resource Management Act 1991



To: Central Otago District Council
PO Box 122
ALEXANDRA 9340

Name of person making further submission: JAMES OSTRUP PENNIE
(Full name)

This is a further submission in support of (or in opposition to) a submission on proposed Plan Change 13 to the Central Otago District Plan.

I am:

1. A person representing a relevant aspect of the public interest, the grounds for saying this being:

.....; or,

2. A person who has an interest in the proposal that is greater than the interest the general public has, the grounds for saying this being:

I AM A MEMBER OF HIGHLANDS MOTOR SPORT PARK & THEREFORE HAVE.....; or,
(Please state whether you are a person who may make a submission under 1 and/or 2 above and also specify/explain the grounds for saying that you come within category 1 and/or 2)

AN ONGOING INTEREST IN THE PARKS ABILITY TO FUNCTION

3. The local authority for the relevant area.

I support (or ~~oppose~~) the submission of:

HIGHLANDS MOTOR SPORT PARK..... on Plan Change 13.
(Please state the name and address of original submitter and submission number and submission point number of original submission)

The particular parts of the submission I support (or ~~oppose~~) are:

THE SUBMISSION IN ITS ENTIRETY.....

(Please clearly indicate which parts of the original submission you support or oppose, together with any relevant provisions of the proposal and continue on an additional page if necessary)

The reasons for my support (or ~~opposition~~) are:

I AGREE IT IS AN INAPPROPRIATE USE OF LAND.....

(Please give reasons and continue on an additional page if necessary)

I seek that the whole or part [describe part], of the submission be allowed (~~or disallowed~~):

..... THE WHOLE PART OF THE SUBMISSION BE ALLOWED

.....
(Please give precise details)

I ~~wish~~ (or do not wish) to be heard in support of my further submission.
(Please strike out as applicable)

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

.....
Signature of person making Further Submission Date
(or person authorised to sign on behalf of person making further submission)
(A signature is not required if you make your submission by electronic means)

..... 23.10.18

Electronic address for service of person making further submission:

.....
(Please write clearly)

Telephone No: 03 6855910.....

Postal Address: P.O. Box 54.....

..... FAIRLIE

Contact Person:

(name & designation, if applicable)

**FURTHER SUBMISSIONS IN SUPPORT OF, OR IN OPPOSITION TO, ANY SUBMISSION
ON PROPOSED PLAN CHANGE 13 CLOSE ON MONDAY 29 OCTOBER 2018**

Note to person making Further submission

A copy of your further submission must be served on the original submitter within 5 working days after it is served on the local authority.

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.

RESOURCE MANAGEMENT ACT 1991

FORM 6

FURTHER SUBMISSION IN SUPPORT OF, OR IN OPPOSITION TO, SUBMISSION ON PUBLICLY NOTIFIED PROPOSED PLAN CHANGE TO CENTRAL OTAGO DISTRICT PLAN

Clause 8 of Schedule 1, Resource Management Act 1991



To: Central Otago District Council
PO Box 122
ALEXANDRA 9340

Name of person making further submission: JEAN CHRISTENSEN (Full name)

This is a further submission in support of (or in opposition to) a submission on proposed Plan Change 13 to the Central Otago District Plan.

- I am:
1. A person representing a relevant aspect of the public interest, the grounds for saying this being:
...; or,
2. A person who has an interest in the proposal that is greater than the interest the general public has, the grounds for saying this being:

I live in Cromwell, I drive, I have grandchildren at school in Cromwell, I care; or,
(Please state whether you are a person who may make a submission under 1 and/or 2 above and also specify/explain the grounds for saying that you come within category 1 and/or 2)
about the environment and appropriate use of rural land. 91/9.

3. The local authority for the relevant area.

I support (or oppose) the submission of:

MATT DICEY SUBMISSION NO 91 91/1 -> 91/13 on Plan Change 13.
(Please state the name and address of original submitter and submission number and submission point number of original submission)
100 CAIRNMAIR RD, BANNOCKBURN

The particular parts of the submission I support (or oppose) are:

I SUPPORT SUBMISSION 91 IN ITS ENTIRETY.

(Please clearly indicate which parts of the original submission you support or oppose, together with any relevant provisions of the proposal and continue on an additional page if necessary).

The reasons for my support (or opposition) are:
91/1. Approval of Plan change 13 may pre-empt the outcomes of the Cromwell masterplan.
91/3. The need to carefully consider the cost of providing extra infrastructure 91/5, 91/6 The effect of population increase on traffic flow and carparking.
91/7 -> 91/9 Civilisations fail when productive land is used for other purposes. Rf.
(Please give reasons and continue on an additional page if necessary) "Guns, Germs & Steel" Jared Diamond. Local soil conditions, available water (bore river) plus climate which gives winter chilling & dry summer conditions make the land suitable for summer fruit growing and this should be encouraged.

91. Matt Dicey

Oppose

- The Cromwell community has recently invested in and is undertaking an extensive Masterplanning exercise. One of the elements of the Masterplan is to enable spatial planning highlighting the best growth options for Cromwell. To ensure effective and meaningful development of the Masterplan at the minimum Plan Change 13 should be rejected. 91/1 Decline Plan Change 13.
- The ME report with the Plan Change 13 document highlights that Cromwell has enough potential for sections for development through to the mid 2020s allowing enough time for both the 10 year District Plan to be developed and the Cromwell Masterplanning exercise to be completed. There is no time pressure to accelerate development by allowing the creation of a special housing resource area as proposed by Plan Change 13. 91/2
- Previous town and community planning will be undermined, impact on services such as wastewater or other amenities such as playing fields, libraries etc do not seem to have been addressed, this will place a burden on existing ratepayers. Due to the significance of an unplanned additional 50% of current population Plan Change 13 should be rejected or at a minimum additional work needs to be done to calculate what this loading to services actually would be and these costs needs to be passed on through development contributions. 91/3
- Plan Change 13 does not include any meaningful staged development progression. As such it has the potential to significantly overload the town infrastructure and associated amenities. 91/4
- The subdivision will bring additional traffic that will increase the road loading between Cromwell and Bannockburn. This additional traffic on Sandflat Road will remove an option for commuters from Bannockburn to State Highway 6. Additionally commuters heading through the gorge to Queenstown at the same time will put further pressure on the gorge roading network and further degrade the amenity value of living in Cromwell. 91/5
- Cromwell is already under pressure during peak periods for carparking and ability to access the town centre, without any form of public transport and the underlying assumption that Plan Change 13 residents are all going to commute to Cromwell. These access and parking pressures are going to grow exponentially, materially impacting on community values. 91/6

- Plan Change 13 will forever remove what has the potential to be very valuable and productive orchard and/or vineyard land. Although the land as currently constituted may not be productive a land use change to either orchards or vineyards would have significantly added to the productivity of the land and this has not been properly considered. 91/7
- Plan Change 13 will have the effect of hemming in the industrial area so that it will be surrounded by residential areas, restricting additional expansion of this type of land and increasing reverse sensitivity issues for industrial uses. 91/8
- Plan Change 13 will increase reverse sensitivity issues to an unmanageable extent for neighbouring orchards. The right to farm on neighbouring vineyards will be compromised. Activities that are vital for the continued successful operation of productive assets that will be compromised by the subdivision include crop spraying, tractor movements that generate noise (mowing etc), frost fighting (eg wind machines or helicopters). 91/9
- Plan Change 13 location right next door to the Speedway, which is a demonstrably valuable addition to both the recreational values of the community (and broader CODC and QLDC Districts) and a significant income generator for the town, will cause additional reverse sensitivity issues. Experience shows that this can lead to assets such as the Speedway being closed eg. Western Springs. 91/10
- Plan Change 13 location contiguous to Highlands is another example of poorly conceived reverse sensitivity impacts. Zoning the land either for rural or industrial is a more appropriate use for the land, not high density residential. The proposed zoning has included almost no controls to protect Highlands, the Speedway and other existing activities. 91/11
- There are other major areas more contiguous to the town centre and separated from current land uses which are more appropriate. These are major and material (Wooing Tree and Top 10 Camping Ground) and are more appropriate for the Council to accept. 91/12
- Visual amenity of the surrounding area will be significantly impacted. The visual amenity from dwellings located to the south will be impacted both during the day and at night. 91/13



**RESOURCE MANAGEMENT ACT 1991
FORM 6
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TO CENTRAL OTAGO DISTRICT PLAN**

Clause 8 of Schedule 1, Resource Management Act 1991

To: Central Otago District Council
PO Box 122
ALEXANDRA 9340

Name of person making further submission: Jean Ann Morgan
(Full name)

This is a further submission in support of (or in opposition to) a submission on proposed Plan Change 13 to the Central Otago District Plan.

I am:

1. A person representing a relevant aspect of the public interest, the grounds for saying this being:

.....;

or,
2. A person who has an interest in the proposal that is greater than the interest the general public has, the grounds for saying this being:

I am a person who holds an interest greater than the general public as I am a Cromwell rate payer

(Please state whether you are a person who may make a submission under 1 and/or 2 above and also specify/explain the grounds for saying that you come within category 1 and/or 2)

3. The local authority for the relevant area.

I support the submission of:

1. James Dicey, james@grapevision.co.nz, 90 – support all
2. Robin Dicey, rhdicey@gmail.com, 92 - support all
3. Peter John Mead & Alastair Stark, alanmckay@xtra.co.nz, 228 – support in full
4. DJ Jones Family Trust, and Suncrest Orchard Limited, jones.fam@xtra.co.nz , 164 – support in full
5. Andrew John Iremonger, Iremonger.AJ@gmail.com, 156 – support all
6. Thomas Alan Coull, thomascoull@gmail.com, 63 – support all
7. Werner Murray, carolynwerner@mac.com, 252 – support all
8. Horticulture New Zealand, rachel.mcclung@hortnz.co.nz , 151 - support all
9. MotorSport NZ, brian@motorsport.org.nz, 248 – support all
10. Mt Difficulty Wines, matt@mtdifficulty.nz, 249 – support all, particularly 249/13 landscape visual amenity
11. Highlands Motorsport Park Limited, bridget.irving@gallawaycookallan.co.nz, 144 – support all
12. Simon John Douglas Giles, simongiles1@mac.com, 131 – support all
13. NZ Transport Agency, richard.shaw@nzta.govt.nz, 254 – oppose – insufficient detail, would support if more detail
14. Greg and Ros Hinton, alastair.logan@rossdowling.co.nz , 146 – support all

on Plan Change 13.

The particular parts of the submission I support are:

- 90 , 92, 228, 164, 151 – **Effect on Orchards:** being loss of agricultural land, impact on economy, impact on tourism, reverse sensitivity particularly spray drift (164/2), these matters have been raised by submitters but there is **insufficient information** in the application to address these matters. I **request a report** in accordance with S42A(1) of the Resource management Act 1991.
- 156 – **Effect on Infrastructure:** insufficient detail in Mott McDonald report to make infrastructure decisions, and to determine cost on rate payers in the future, I **request a report** in accordance with S42A(1) of the Resource management Act 1991.

ENTERED
27/10/18

- 63, 252, 249 – **Effect on Community**: immediate and untimely disproportionate effect on the small Cromwell community in relation to its current population; the proposal has adverse effects on the environment and its resources (63/4, 252/3), **Cromwell community plan** (2008) has not been addressed in this regard. Dark sky policies have not been addressed (63/16). Effect on landscape and amenity (249/13).
- 252 - **Effect on Master Planning and Urban Design**: Out of centre development, no analysis on established commercial uses in Cromwell, no comment on retail hierarchy has been made (252/1), **Undermines the Master Plan process** which will determine planning aspects of the reviewed District Plan. I **request a report** in accordance with S42A(1) of the Resource management Act 1991.
-
- 249, 144, 131 – **Effect on Tourism**: employment in Cromwell (144/2), tourism (144/16), visual amenity in relation to views and against CODC regional identity 249/13. Insufficient information provided in application to address these issues, I **request a report** in accordance with S42A(1) of the Resource management Act 1991.
- 254, 146, 252, **Effect on traffic**: traffic report is insufficient and a Council peer review should be conducted. NZTA have not applied enough rigger as the development will impact the Kawarau Gorge and ultimately the Shotover bridge. Further information is required. I **request a report** in accordance with S42A(1) of the Resource management Act 1991.
-
-

The reasons for my support are:

As detailed above there are a number of outstanding issues that need further information and are also significant enough to mean that ultimately the issues cannot be mitigated making this plan change at this scale and in this location un-supportable. There are key issues that need independent reports to be undertaken as part of s42a(1) of the Resource Management Act 1991.

(Please give reasons and continue on an additional page if necessary)

I seek that the whole or part [describe part], of the submission be allowed (or disallowed):

.....
.....
.....

(Please give precise details)

I do not wish to be heard in support of my further submission.

(Please strike out as applicable)

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

(Please delete if you would not consider presenting a joint case)

.....
Signature of person making Further Submission Date

(or person authorised to sign on behalf of person making further submission)

(A signature is not required if you make your submission by electronic means)

Electronic address for service of person making further submission:

.....jean_morgan@xtra.co.nz.....

(Please write clearly)

Telephone No: ... 0272280278.....

Postal Address: ... 30 Bell Avenue.....

..... Cromwell.....

.....
Contact Person: ... Jean Morgan.....

(name & designation, if applicable)

FURTHER SUBMISSIONS IN SUPPORT OF, OR IN OPPOSITION TO, ANY SUBMISSION

ON PROPOSED PLAN CHANGE 13 CLOSE ON MONDAY 29 OCTOBER 2018

Note to person making Further submission

A copy of your further submission must be served on the original submitter within 5 working days after it is served on the local authority.

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.

RESOURCE MANAGEMENT ACT 1991

FORM 6

FURTHER SUBMISSION IN SUPPORT OF, OR IN OPPOSITION TO, SUBMISSION ON PUBLICLY NOTIFIED PROPOSED PLAN CHANGE TO CENTRAL OTAGO DISTRICT PLAN

Clause 8 of Schedule 1, Resource Management Act 1991



To: Central Otago District Council
PO Box 122
ALEXANDRA 9340

Name of person making further submission: John Fereday Wilkinson
(Full name) Margaret Janet Wilkinson

This is a further submission in support of (or in opposition to) a submission on proposed Plan Change 13 to the Central Otago District Plan.

I am:
1. A person representing a relevant aspect of the public interest, the grounds for saying this being:

a resident and ratepayer of Cromwell; or,

2. A person who has an interest in the proposal that is greater than the interest the general public has, the grounds for saying this being:

.....; or,
(Please state whether you are a person who may make a submission under 1 and/or 2 above and also specify/explain the grounds for saying that you come within category 1 and/or 2)

3. The local authority for the relevant area.

I support (or oppose) the submission of:
.....on Plan Change 13.
(Please state the name and address of original submitter and submission number and submission point number of original submission)

The particular parts of the submission I support (or oppose) are:
We oppose plan change 13

(Please clearly indicate which parts of the original submission you support or oppose, together with any relevant provisions of the proposal and continue on an additional page if necessary)

The reasons for my support (or opposition) are:
The proposed new settlement will increase rates to all ratepayers in Cromwell because of the extra services it will require
(Please give reasons and continue on an additional page if necessary)

ENTERED
29/10/18

W2
I seek that the whole or part [~~describe part~~], of the submission be ~~allowed~~ (or ~~disallowed~~):

.....
.....
(Please give precise details)

W2
I wish/(or do not wish) to be heard in support of my further submission.
(Please strike out as applicable)

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

m.j.wilkinson *M. J. Wilkin* *25-10-18*
Signature of person making Further Submission Date
(or person authorised to sign on behalf of person making further submission)
(A signature is not required if you make your submission by electronic means)

Electronic address for service of person making further submission: *m.j.wilkinson@xtra.co.nz*
(Please write clearly)

Telephone No: *0279471642*

Postal Address: *13 Cornish Place*
Cromwell
.....
.....

Contact Person: *Margaret Wilkinson*
(name & designation, if applicable)

FURTHER SUBMISSIONS IN SUPPORT OF, OR IN OPPOSITION TO, ANY SUBMISSION ON PROPOSED PLAN CHANGE 13 CLOSE ON MONDAY 29 OCTOBER 2018

Note to person making Further submission
A copy of your further submission must be served on the original submitter within 5 working days after it is served on the local authority.

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.

RESOURCE MANAGEMENT ACT 1991

FORM 6

FURTHER SUBMISSION IN SUPPORT OF, OR IN OPPOSITION TO,
SUBMISSION ON PUBLICLY NOTIFIED PROPOSED PLAN CHANGE
TO CENTRAL OTAGO DISTRICT PLAN

Clause 8 of Schedule 1, Resource Management Act 1991

To: Central Otago District Council
PO Box 122
ALEXANDRA 9340



Name of person making further submission: Joseph Alan Yates
(Full name)

This is a further submission in support of (or in opposition to) a submission on proposed Plan Change 13 to the Central Otago District Plan.

I am:

1. A person representing a relevant aspect of the public interest, the grounds for saying this being:

I am a rate payer & concerned member of the.....; or,
Cronwell community

2. A person who has an interest in the proposal that is greater than the interest the general public has, the grounds for saying this being:

.....; or,
(Please state whether you are a person who may make a submission under 1 and/or 2 above and also specify/explain the grounds for saying that you come within category 1 and/or 2)

3. The local authority for the relevant area.

I support (or oppose) the submission of: Thomas Alan Coull; thomascoull@gmail.com,
Submission 63, all points of submission supported on Plan Change 13.
(Please state the name and address of original submitter and submission number and submission point number of original submission)

The particular parts of the submission I support (or oppose) are:

I support the submission in its entirety.....

(Please clearly indicate which parts of the original submission you support or oppose, together with any relevant provisions of the proposal and continue on an additional page if necessary)

The reasons for my support (or opposition) are:

I am concerned about the rates, to install all the new infrastructure required this will affect rate payers
(Please give reasons and continue on an additional page if necessary)

I seek that the whole or part [describe part], of the submission be allowed (or disallowed):

I seek the whole of submission 63 be allowed

(Please give precise details)

I wish/~~or do not wish~~ to be heard in support of my further submission.
(Please strike out as applicable)

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

Signature of person making Further Submission Date
(or person authorised to sign on behalf of person making further submission)
(A signature is not required if you make your submission by electronic means)

Electronic address for service of person making further submission:
(Please write clearly)

Telephone No:

Postal Address: 6 Opine Court
Cromwell

Contact Person:
(name & designation, if applicable)

**FURTHER SUBMISSIONS IN SUPPORT OF, OR IN OPPOSITION TO, ANY SUBMISSION
ON PROPOSED PLAN CHANGE 13 CLOSE ON MONDAY 29 OCTOBER 2018**

Note to person making Further submission

A copy of your further submission must be served on the original submitter within 5 working days after it is served on the local authority.

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.

ENTERED
29/10/18

RESOURCE MANAGEMENT ACT 1991

FORM 6

FURTHER SUBMISSION IN SUPPORT OF, OR IN OPPOSITION TO, SUBMISSION ON PUBLICLY NOTIFIED PROPOSED PLAN CHANGE TO CENTRAL OTAGO DISTRICT PLAN

Clause 8 of Schedule 1, Resource Management Act 1991



To: Central Otago District Council
PO Box 122
ALEXANDRA 9340

Name of person making further submission: Julene Hudson (Full name)

This is a further submission in support of (or in opposition to) a submission on proposed Plan Change 13 to the Central Otago District Plan.

I am:

1. A person representing a relevant aspect of the public interest, the grounds for saying this being:

As attached; or,

2. A person who has an interest in the proposal that is greater than the interest the general public has, the grounds for saying this being:

As attached; or,
(Please state whether you are a person who may make a submission under 1 and/or 2 above and also specify/explain the grounds for saying that you come within category 1 and/or 2)

3. The local authority for the relevant area.

I support (or oppose) the submission of:

As attached on Plan Change 13.
(Please state the name and address of original submitter and submission number and submission point number of original submission)

The particular parts of the submission I support (or oppose) are:

As Attached

(Please clearly indicate which parts of the original submission you support or oppose, together with any relevant provisions of the proposal and continue on an additional page if necessary)

The reasons for my support (or opposition) are:

As Attached

(Please give reasons and continue on an additional page if necessary)

ENTERED 29/10/18

I seek that the whole or part [describe part], of the submission be allowed (or disallowed):

as attached.

(Please give precise details)

I wish/~~or do not wish~~ to be heard in support of my further submission.
(Please strike out as applicable)

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



28/10/18

Signature of person making Further Submission Date
(or person authorised to sign on behalf of person making further submission)
(A signature is not required if you make your submission by electronic means)

Electronic address for service of person making further submission: ~~julene@agree~~
(Please write clearly)

julene-maree@
hotmail.com

Telephone No: 027 4557391

Postal Address: 13 Sunhaver Cove

Cromwell

Contact Person: N/A
(name & designation, if applicable)

**FURTHER SUBMISSIONS IN SUPPORT OF, OR IN OPPOSITION TO, ANY SUBMISSION
ON PROPOSED PLAN CHANGE 13 CLOSE ON MONDAY 29 OCTOBER 2018**

Note to person making Further submission

A copy of your further submission must be served on the original submitter within 5 working days after it is served on the local authority.

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.

**Further Submission in Opposition to Proposed Plan Change 13
Addendum to Form 6**

25 October 2018

To: Central Otago District Council, PO Box 122, Alexandra (Info@codc.govt.nz)

Name of Person Making Further Submission: Julene Ludlow

I am making this submission as either or both a person representing a relevant aspect of the public interest and as a person who has an interest in the proposal that is greater than the interest the general public has; the grounds for saying this being I live and own property in Cromwell and will be affected if PPC13 is approved.

The local authority for the relevant area is Central Otago District Council, and also includes the Otago Regional Council.

I support the submissions of all those original submitters (400+) who indicated that they were in opposition to PPC13, including all the points enumerated on the summary of submissions provided by CODC. (Submissions 1 to 352 - Points 1/1 to 352/6, and Submissions 354 to 417 - Points 354/1 to 417/1)

I do not support the single submission that was in support of PPC13.

The particular parts of the submissions that were in opposition to PPC13, and that I support are in relation to the environmental effects on myself and others. These include, but are not limited to the loss of Cromwell's rural character because of high density, inappropriate urban development that may affect my land value, and the enjoyment of my local area. PPC13 is the wrong type of subdivision in the wrong location. The environmental effects that either directly or indirectly affect me are set out below:

Noise -

Many submitters raised concerns about noise and how ineffective proposed covenants would be in alleviating this issue for residents. There is already the noise from legally allowed and consented activities surrounding the proposed development, such as frost fighting helicopters, bird scaring devices, orchard spraying machinery, road traffic, air traffic from the nearby airport and car and go kart racing at the Central Speedway and Highlands Motorsport Park.

I will be personally affected if my rates have to increase to cover the processing of noise complaints from all the above activities, from visitors, workers and residents of the proposed development. The possible loss or closure of the orchards and motor racing facilities would affect my enjoyment of being able to buy fresh fruit straight from the orchard, and attend events at both motorsport facilities.

Infrastructure (Water, Sewage, Stormwater):

I am very concerned about, and oppose the extra burden that will be placed on myself as well as other ratepayers providing infrastructure to the proposed development.

Water -

The proposal stated that the existing water pipes do not have the capacity to supply potable water to the proposal. An upgrade to the town reticulated supply could cost upwards of \$3,500,000 (Pg 310). If it falls to Council, then that is going to affect me as a ratepayer. An imposed one-off development levy could fall well short of the necessary funding needed.

There was no assessment in the application, of the effects on the Cromwell aquifer from the use of irrigation bores throughout the proposed development, therefore this aspect may have an effect on me.

Sewage -

As the existing wastewater pipe doesn't have enough capacity if this proposal goes ahead, then who will pay to upgrade the wastewater connection from the land to Bannockburn Road and the two wastewater pump stations that will be required (pg 270). Again, an imposed one-off development levy could fall well short of the necessary funding needed and it will fall back to ratepayers to fund this infrastructure.

The proposal is silent as to whether the current wastewater treatment ponds have the capacity to process the expected sewage from the proposed development. If the treatment ponds need upgraded again that is going to affect me as a ratepayer as new discharge consents will be needed from ORC and there will be no allowance in the Long Term Plan for funding for this. Cromwell ratepayers do not want another debacle regarding lack of long term planning and funding that occurred in the past with renewing ORC discharge consents and expanding the wastewater ponds.

Stormwater -

Proposed soak pits for each residence and business are not and should not be the "usual method for development in Cromwell". The Paterson Pitts report states that there is no reticulated stormwater system in the Cromwell area. (pg 267 of application). This is untrue as I live in Cromwell and my household stormwater is collected into pipes that flow into a network administered by the CODC. I'm sure this reticulated system, paid for by ratepayers is not just for my sole benefit. What else in this report is false?

Reticulation of stormwater should be the norm now, especially given the sheer size of the proposal and we should all be doing our best to protect the receiving environment from any possible contaminants from property and road run-off. The receiving environment includes considering any adverse effects on other water users which has not been considered in the application. I value and use the lake regularly by fishing and swimming in this water, and do not want the water quality of Lake Dunstan adversely affected by large volumes of stormwater entering the lake via the underground aquifers.

Visual -

I regularly drive past the proposed area and have enjoyed the open vistas to Bannockburn. This area is currently zoned for 2 ha lifestyle blocks and would look absolutely awful if it was crowded with tiny sections with 2 story houses sitting side by side. It is an entirely inappropriate use of the land and should not be rezoned to high density housing. It would be depressing to have to view rows and rows of high density block housing.

Traffic -

As a regular user of the state highway, I will be affected by the proposed increase in volume of traffic that will be using the highway intersection with Sandflat Road. If there are events on at

Highlands, there is always some form of temporary traffic management at the intersection, but there would be serious effects on emergency services, tourist's cars, campervans and buses and Cromwell residents because of the daily increase at this intersection, especially as it is on a 100 kph stretch of highway.

I am also concerned for the inability in an emergency to manouvre ambulances and large fire engines around the very narrow streets which will be crowded with parked cars, boats, trailers and caravans in the proposed development, especially as there is only a proposed provision for 1 off street car park per property.

Air -

The proposal states, in one line, that it will meet ORC's Air Plan. It does not state at all how it will meet the requirements, and that is concerning as currently the proposed development will be located in Air Zone 3, separated by approximately 250 metres from the boundary with Air Zone 1. Air Zone 1 covers all of Cromwell, from near Aurum Vineyards going south to Cemetery Road, including Ripponburn Home area, then east to Lake Dunstan, including the sewage treatment plant but excluding the chaffer beetle reserve, then north to Deadman's Bridge, then follows the shoreline back to near Aurum Vineyards.

See www.orc.govt.nz/media/1456/air-zone-1-cromwell.pdf for the actual map.

As the proposed development is located in Air Zone 3 it would allow home owners to install woodburners with a particulate emission rate of less than 1.5 g/kg and a thermal efficiency of not less than 65%, whereas if the property was in Air Zone 1 the particulate emission rate would have to be much lower - 0.7 g/ kg or less. If the proposed 800+ houses all install woodburners then this would have an horrific effect on the health and well being of all the residents in Cromwell, including myself, with the increased smoke and ash that would hang over Cromwell, especially on the calm days of winter.

There are also different rules for outdoor burning between Air Zone 1 and Air Zone 3.

Rule 16.3.2.1 of the Air Plan states:

Discharges from outdoor burning on residential properties in Air Zone 1 or 2 - are a permitted activity

Except as provided for by Rule 16.3.2.5,(cooking of food) the discharge of contaminants into air from outdoor burning on any residential property in Air Zone 1 or 2; is a permitted activity, providing:

- (1) Only paper, cardboard, vegetative matter or untreated wood is burnt; and
- (2) The material is from the property where the burning occurs; and
- (3) The material is dry at the time of burning; and
- (4) **The burning does not occur within 50 metres of the closest part of the boundary of the property; and**
- (5) Any discharge of smoke, odour or particulate matter is not offensive or objectionable at or beyond the boundary of the property.

Most residential properties in Air Zone 1 cannot meet the the 50 metres boundary restriction and therefore residents are prohibited from burning rubbish outdoors.

However, Rule 16.3.2.3 doesn't have a boundary restriction. It states that:

Discharges from outdoor burning on properties which are not production land, in Air Zone 3 - are a permitted activity.

Except as provided for by Rule 16.3.2.5,(cooking of food) the discharge of contaminants into air from outdoor burning on any property which is not production land, in Air Zone 3; is a permitted activity, providing:

- (a) Only paper, cardboard, vegetative matter or untreated wood is burnt; and
- (b) The material is from the property where the burning occurs; and
- (c) The material is dry at the time of burning; and
- (d) Any discharge of smoke, odour or particulate matter is not offensive or objectionable at or beyond the boundary of the property.

Therefore all the residents in the proposed development (which will be non-production land in Air Zone 3), are permitted to burn all their dry outdoor rubbish regardless of how far away the fire would be from their property boundary. This will have a detrimental effect not just on myself but all the surrounding residents of Cromwell. The ORC submission stated that on average Cromwell residents experience over 30 days during winter where pollution levels breach the national standard and that a major source of these particulates are emissions from solid fuel home heating appliances, but it did not mention the cumulative effects of backyard rubbish burning from the residential properties in the proposed development.

It would be prudent for Council/Environment Court, if the Plan Change is ultimately approved, to ensure that the Rules for this Plan Change impose conditions similar to those at Lake Hayes Estate; that there are no domestic or commercial fires at all, either inside or outdoors, and that heating is only from electricity, diesel or gas.

If this is not possible then CODC needs to get together with ORC to promote a change to Air Zone 1 to include the development area, thereby effectively banning outdoor burning, and restricting the particulate emission rate of woodburners.

Scale of PPC13 -

In the context of the Cromwell Basin, this development would be enormous, effectively adding a satellite town the size of Arrowtown. The approximately 40% population increase will have a significant cultural impact on my community, leading to increased use and possible overcrowding of Council facilities such as sportsfields, the library, the schools, kindy's, pre-schools and day care centres, etc. Being based in a paddock with no pedestrian or cycle or off-highway transport route to the retail and community hubs in Cromwell is entirely inappropriate. This is poor urban planning at its worst and does not represent the logical progression for the residential growth of Cromwell.

The reasons for my support of the opposing submissions' particular parts, have been outlined with each particular part of my submission above.

I seek that the whole of this further submission and/or the 416 submissions in opposition that I support, be allowed.

I wish to be heard in support of my further submission. I request that Council give consideration to the Hearing being held in Cromwell, not Alexandra.

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

RESOURCE MANAGEMENT ACT 1991
FORM 6
FURTHER SUBMISSION IN SUPPORT OF, OR IN OPPOSITION TO,
SUBMISSION ON PUBLICLY NOTIFIED PROPOSED PLAN CHANGE
TO CENTRAL OTAGO DISTRICT PLAN

Clause 8 of Schedule 1, Resource Management Act 1991

To: Central Otago District Council
PO Box 122
ALEXANDRA 9340



Name of person making further submission: Matthew James Scully

This is a further submission in support of (or in opposition to) a submission on proposed Plan Change 13 to the Central Otago District Plan.

I am:

- 1. A person representing a relevant aspect of the public interest, the grounds for saying this being:**
or,
- 2. A person who has an interest in the proposal that is greater than the interest the general public has, the grounds for saying this being:**

I am a person who holds an interest greater than the general public as I am a Cromwell area resident, a commuter on the roads, in the tourism and horticulture industry, a supporter of motorsport & a rate payer.

(Please state whether you are a person who may make a submission under 1 and/or 2 above and also specify/explain the grounds for saying that you come within category 1 and/or 2)

3. The local authority for the relevant area.

I support the submission of:

1. James Dicey, james@grapevision.co.nz, 90 – support all
2. Robin Dicey, rhdicey@gmail.com, 92 - support all
3. Peter John Mead & Alastair Stark, alanmckay@xtra.co.nz, 228 – support in full
4. DJ Jones Family Trust, and Suncrest Orchard Limited, jones.fam@xtra.co.nz , 164 – support in full
5. Andrew John Iremonger, iremonger.AJ@gmail.com, 156 – support all
6. Thomas Alan Coull, thomascoull@gmail.com, 63 – support all
7. Werner Murray, carolynwerner@mac.com, 252 – support all
8. Horticulture New Zealand, rachel.mcclung@hortnz.co.nz , 151 - support all
9. MotorSprot NZ, brian@motorsport.org.nz, 248 – support all
10. Mt Difficulty Wines, matt@mtdifficulty.nz, 249 – support all, particularly 249/13 landscape visual amenity
11. Highlands Motorsport Park Limited, bridget.iring@gallowaycookallan.co.nz, 144 – support all
12. Simon John Douglas Giles, simongiles1@mac.com, 131 – support all
13. NZ Transport Agency, richard.shaw@nzta.govt.nz, 254 – support in part – insufficient detail
14. Greg and Ros Hinton, alastair.logan@rossdowling.co.nz , 146 – support all
15. Matthew James Scully, mattwendyscully@gmail.com, 319 – support all

on Plan Change 13.

(Please state the name and address of original submitter and submission number and submission point number of original submission)

The particular parts of the submission I support are:

- 90 , 92, 228, 164, 151 – **Effect on Orchards:** being loss of agricultural land, impact on economy, impact on tourism, reverse sensitivity particularly spray drift (164/2), these matters have been raised by submitters but there is insufficient information in the application to address these matters. We request a report in accordance with S42A(1) of the Resource management Act 1991.

ENTERED
09/10/18

- 156 – **Effect on Infrastructure:** insufficient detail in Mott McDonald report to make infrastructure decisions, and to determine cost on rate payers in the future, we request a report in accordance with S42A(1) of the Resource management Act 1991.
- 63, 252, 249 – **Effect on Community:** immediate and untimely disproportionate effect on the small Cromwell community in relation to its current population; the proposal has adverse effects on the environment and its resources (63/4, 252/3), Cromwell community plan has not been addressed in this regard. Dark sky policies have not been addressed (63/16). Effect on landscape and amenity (249/13).
- 252 - **Effect on Master Planning and Urban Design:** Out of centre development, no analysis on established commercial uses in Cromwell, no comment on retail hierarchy has been made (252/1),
- 249, 144, 131 – **Effect on Tourism:** employment in Cromwell (144/2), tourism (144/16), visual amenity in relation to views and against CODC regional identity 249/13. Insufficient information provided in application to address these issues, We request a report in accordance with S42A(1) of the Resource management Act 1991.
- 254, 146, 252, **Effect on traffic:** traffic report is insufficient and a Council peer review should be conducted. NZTA have not applied enough rigour as the development will impact the Kawarau Gorge and ultimately the Shotover bridge. Further information is required.

(Please clearly indicate which parts of the original submission you support or oppose, together with any relevant provisions of the proposal and continue on an additional page if necessary)

The reasons for my opposition are:

As detailed above there are a number of outstanding issues that need further information and are also significant enough to mean that ultimately the issues cannot be mitigated making this plan change at this scale and in this location un-supportable.

(Please give reasons and continue on an additional page if necessary)

I seek that the whole of submission be disallowed: as above

.....
.....
(Please give precise details)

I wish to be heard in support of my further submission.

(Please strike out as applicable)

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

(Please delete if you would not consider presenting a joint case)

.....
Signature of person making Further Submission Date

(or person authorised to sign on behalf of person making further submission)

(A signature is not required if you make your submission by electronic means)

Electronic address for service of person making further submission: mattwendyscully@gmail.com

(Please write clearly)

Telephone No: 0274 450024

Postal Address: 154B Cairnmuir Road

Bannockburn

2 RD

Cromwell 9384

Contact Person: Matthew Scully

(name & designation, if applicable)

**FURTHER SUBMISSIONS IN SUPPORT OF, OR IN OPPOSITION TO, ANY SUBMISSION
ON PROPOSED PLAN CHANGE 13 CLOSE ON MONDAY 29 OCTOBER 2018**

Note to person making Further submission

A copy of your further submission must be served on the original submitter within 5 working days after it is served on the local authority.

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.

RESOURCE MANAGEMENT ACT 1991

FORM 6

FURTHER SUBMISSION IN SUPPORT OF, OR IN OPPOSITION TO, SUBMISSION ON PUBLICLY NOTIFIED PROPOSED PLAN CHANGE TO CENTRAL OTAGO DISTRICT PLAN

Clause 8 of Schedule 1, Resource Management Act 1991



To: Central Otago District Council
PO Box 122
ALEXANDRA 9340

Name of person making further submission: Matthew Squires (Full name)

This is a further submission in support of (or in opposition to) a submission on proposed Plan Change 13 to the Central Otago District Plan.

I am: 1. A person representing a relevant aspect of the public interest, the grounds for saying this being: ; or,

2. A person who has an interest in the proposal that is greater than the interest the general public has, the grounds for saying this being: Owner of land cur of Pearson Rd/Bannockburn Rd ; or, (Please state whether you are a person who may make a submission under 1 and/or 2 above and also specify/explain the grounds for saying that you come within category 1 and/or 2)

3. The local authority for the relevant area.

I support (or oppose) the submission of: Please see attached on Plan Change 13. (Please state the name and address of original submitter and submission number and submission point number of original submission)

The particular parts of the submission I support (or oppose) are: Please see attached. (Please clearly indicate which parts of the original submission you support or oppose, together with any relevant provisions of the proposal and continue on an additional page if necessary)

The reasons for my support (or opposition) are: Please see attached. (Please give reasons and continue on an additional page if necessary)

Stamp: 29/10/18

Names and addresses of submitters on Plan Change 13 to whom I support:

1. James Dicey, james@grapevision.co.nz, 90 – support all
2. Robin Dicey, rhmdicey@gmail.com, 92 - support all
3. Peter John Mead & Alastair Stark, alanmckay@xtra.co.nz, 228 – support in full
4. DJ Jones Family Trust, and Suncrest Orchard Limited, jones.fam@xtra.co.nz , 164 – support in full
5. Andrew John Iremonger, Iremonger.AJ@gmail.com, 156 – support all
6. Thomas Alan Coull, thomascoull@gmail.com, 63 – support all
7. Werner Murray, carolynwerner@mac.com, 252 – support all
8. Horticulture New Zealand, rachel.mcclung@hortnz.co.nz , 151 - support all
9. MotorSport NZ, brian@motorsport.org.nz, 248 – support all
10. Mt Difficulty Wines, matt@mtdifficulty.nz, 249 – support all, particularly 249/13 landscape visual amenity
11. Highlands Motorsport Park Limited, bridget.irving@gallowaycookallan.co.nz, 144 – support all
12. Simon John Douglas Giles, simongiles1@mac.com, 131 – support all
13. NZ Transport Agency, richard.shaw@nzta.govt.nz, 254 – support in part – insufficient detail
14. Greg and Ros Hinton, alastair.logan@rossdowling.co.nz , 146 – support all

Particular parts of the submissions I support and the reasons for these are:

- 90 , 92, 228, 164, 151 – Effect on Orchards: being loss of agricultural land, impact on economy, impact on tourism, reverse sensitivity particularly spray drift (164/2), these matters have been raised by submitters but there is insufficient information in the application to address these matters. We request a report in accordance with S42A(1) of the Resource management Act 1991.
- 156 – Effect on Infrastructure: insufficient detail in Mott McDonald report to make infrastructure decisions, and to determine cost on rate payers in the future, we request a report in accordance with S42A(1) of the Resource management Act 1991.
- 63, 252, 249 – Effect on Community: immediate and untimely disproportionate effect on the small Cromwell community in relation to its current population; the proposal has adverse effects on the environment and its resources (63/4, 252/3), Cromwell community plan has not been addressed in this regard. Dark sky policies have not been addressed (63/16). Effect on landscape and amenity (249/13).
- 252 - Effect on Master Planning and Urban Design: Out of centre development, no analysis on established commercial uses in Cromwell, no comment on retail hierarchy has been made (252/1),
- 249, 144, 131 – Effect on Tourism: employment in Cromwell (144/2), tourism (144/16), visual amenity in relation to views and against CODC regional identity 249/13. Insufficient information provided in application to address these issues, We request a report in accordance with S42A(1) of the Resource management Act 1991.
- 254, 146, 252, Effect on traffic: traffic report is insufficient and a Council peer review should be conducted. NZTA have not applied enough rigour as the development will impact the Kawarau Gorge and ultimately the Shotover bridge. Further information is required.

I seek that the whole ~~or part~~ [describe part], of the submission be allowed (or disallowed):

.....

.....
(Please give precise details)

I wish/~~er do not wish~~ to be heard in support of my further submission.
(Please strike out as applicable)

~~If others make a similar submission, I will consider presenting a joint case with them at a hearing.~~
(Please delete if you would not consider presenting a joint case)



24 / 10 / 2018

Signature of person making Further Submission Date
(or person authorised to sign on behalf of person making further submission)
(A signature is not required if you make your submission by electronic means)

Electronic address for service of person making further submission:
(Please write clearly)

Telephone No: ..021 1412161

Postal Address: ..281 a Pearson Rd
Rd2
Cromwell.

Contact Person:
(name & designation, if applicable)

FURTHER SUBMISSIONS IN SUPPORT OF, OR IN OPPOSITION TO, ANY SUBMISSION ON PROPOSED PLAN CHANGE 13 CLOSE ON MONDAY 29 OCTOBER 2018

Note to person making Further submission

A copy of your further submission must be served on the original submitter within 5 working days after it is served on the local authority.

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.

RESOURCE MANAGEMENT ACT 1991
FORM 6
FURTHER SUBMISSION IN SUPPORT OF, OR IN OPPOSITION TO,
SUBMISSION ON PUBLICLY NOTIFIED PROPOSED PLAN CHANGE
TO CENTRAL OTAGO DISTRICT PLAN

Clause 8 of Schedule 1, Resource Management Act 1991

To: Central Otago District Council
PO Box 122
ALEXANDRA 9340



Name of person making further submission: Natasha Livinnia Sinclair
(Full name)

This is a further submission in support of (or in opposition to) a submission on proposed Plan Change 13 to the Central Otago District Plan.

I am:

1. A person representing a relevant aspect of the public interest, the grounds for saying this being:

.....
or,

2. A person who has an interest in the proposal that is greater than the interest the general public has, the grounds for saying this being:

I am a person who holds an interest greater than the general public as I am Cromwell resident and ratepayer, a parent of children attending Goldfields Primary School and Cromwell College. I support motorsport and I am a customer of the orchard businesses neighbouring area covered by the proposed plan change.

(Please state whether you are a person who may make a submission under 1 and/or 2 above and also specify/explain the grounds for saying that you come within category 1 and/or 2)

3. The local authority for the relevant area.

I support (or oppose) the submission of:

1. James Dicey, james@grapevision.co.nz, 90 – support in full
2. Robin Dicey, rhmdicey@gmail.com, 92 - support in full
3. Peter John Mead & Alastair Stark, alanmckay@xtra.co.nz, 228 – support in full
4. DJ Jones Family Trust, and Suncrest Orchard Limited, jones.fam@xtra.co.nz, 164 – support in full
5. Andrew John Iremonger, Iremonger.AJ@gmail.com, 156 – support in full
6. Thomas Alan Coull, thomascoull@gmail.com, 63 – support in full
7. Werner Murray, carolynwerner@mac.com, 252 – support in full
8. Horticulture New Zealand, rachel.mcclung@hortnz.co.nz, 151 - support in full
9. MotorSprot NZ, brian@motorsport.org.nz, 248 – support in full
10. Mt Difficulty Wines, matt@mtdifficulty.nz, 249 – support in full, particularly 249/13 landscape visual amenity
11. Highlands Motorsport Park Limited, bridget.irving@gallowaycookallan.co.nz, 144 – support in full
12. Simon John Douglas Giles, simongiles1@mac.com, 131 – support in full
13. NZ Transport Agency, richard.shaw@nzta.govt.nz, 254 – support in part – insufficient detail
14. Greg and Ros Hinton, alastair.logan@rossdowling.co.nz, 146 – support in full

on Plan Change 13.

The particular parts of the submission I support (or oppose) are:

- 90, 92, 228, 164, 151 – **Effect on Orchards:** being loss of agricultural land, impact on economy, impact on tourism, reverse sensitivity particularly spray drift (164/2), these matters have been raised by submitters but there

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27/10/18
ID

is insufficient information in the application to address these matters. We request a report in accordance with S42A(1) of the Resource management Act 1991.

- 156 – **Effect on Infrastructure:** insufficient detail in Mott McDonald report to make infrastructure decisions, and to determine cost on rate payers in the future, we request a report in accordance with S42A(1) of the Resource management Act 1991.
- 63, 252, 249 – **Effect on Community:** immediate and untimely disproportionate effect on the small Cromwell community in relation to its current population; the proposal has adverse effects on the environment and its resources (63/4, 252/3), Cromwell community plan has not been addressed in this regard. Dark sky policies have not been addressed (63/16). Effect on landscape and amenity (249/13).
- 252 - **Effect on Master Planning and Urban Design:** Out of centre development, no analysis on established commercial uses in Cromwell, no comment on retail hierarchy has been made (252/1),
- 249, 144, 131 – **Effect on Tourism:** employment in Cromwell (144/2), tourism (144/16), visual amenity in relation to views and against CODC regional identity 249/13. Insufficient information provided in application to address these issues, We request a report in accordance with S42A(1) of the Resource management Act 1991.
- 254, 146, 252, **Effect on traffic:** traffic report is insufficient, and a Council peer review should be conducted. NZTA have not applied enough rigour as the development will impact the Kawarau Gorge and ultimately the Shotover bridge. Further information is required.

The reasons for my support (or opposition) are:

As detailed above there are a number of outstanding issues that need further information and are also significant enough to mean that ultimately the issues cannot be mitigated making this plan change at this scale and in this location un-supportable.

I seek that the whole of the submission be allowed:

As specifically laid out above.

I do not wish to be heard in support of my further submission.

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

Signature of person making Further Submission Date
(or person authorised to sign on behalf of person making further submission)

(A signature is not required if you make your submission by electronic means)

Electronic address for service of person making further submission:

nlsinclair78@gmail.com

(Please write clearly)

Telephone No: 021 041 8555

Postal Address: 1 Cobb Court, Cromwell 9310

Contact Person: Natasha Sinclair

**FURTHER SUBMISSIONS IN SUPPORT OF, OR IN OPPOSITION TO, ANY SUBMISSION
ON PROPOSED PLAN CHANGE 13 CLOSE ON MONDAY 29 OCTOBER 2018**

Note to person making Further submission

A copy of your further submission must be served on the original submitter within 5 working days after it is served on the local authority.

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.

RESOURCE MANAGEMENT ACT 1991

FORM 6

FURTHER SUBMISSION IN SUPPORT OF, OR IN OPPOSITION TO, SUBMISSION ON PUBLICLY NOTIFIED PROPOSED PLAN CHANGE TO CENTRAL OTAGO DISTRICT PLAN

Clause 8 of Schedule 1, Resource Management Act 1991



To: Central Otago District Council
PO Box 122
ALEXANDRA 9340

Name of person making further submission: Paul Desmond Coghill (Full name)

This is a further submission in opposition to a submission on proposed Plan Change 13 to the Central Otago District Plan.

I am:

1. A person representing a relevant aspect of the public interest, the grounds for saying this being:

.....; or,

2. A person who has an interest in the proposal that is greater than the interest the general public has, the grounds for saying this being:

I am a member and use the facilities at Highlands Motor Sport Park

; or,
(Please state whether you are a person who may make a submission under 1 and/or 2 above and also specify/explain the grounds for saying that you come within category 1 and/or 2)

3. The local authority for the relevant area.

I support (or oppose) the submission of:

..... on Plan Change 13.
(Please state the name and address of original submitter and submission number and submission point number of original submission)

The particular parts of the submission I oppose are:

I oppose the two (2) submissions that were in favour of the development.

I see there may be a view that there is a lack of land for urban development and growth is inevitable. But growth needs to take in account an acceptable use of the land in question. The use of this land is entirely inappropriate for residential use. Zoning is there to ensure incompatible activities are not side by side and that is why the motorsport parks and orchards are in rural zone. Putting residential in the middle of those activities is completely contrary to the purpose of Zoning.

(Please clearly indicate which parts of the original submission you support or oppose, together with any relevant provisions of the proposal and continue on an additional page if necessary)

ENTERED 29/10/18

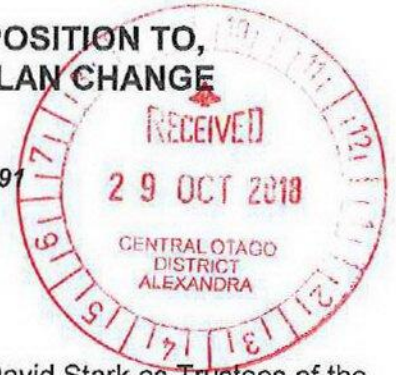
- it contains offensive language:
- it is supported only by material that purports to be independent expert evidence, but has been prepared by a person who is not independent or who does not have sufficient specialised knowledge or skill to give expert advice on the matter.

RESOURCE MANAGEMENT ACT 1991

FORM 6

FURTHER SUBMISSION IN SUPPORT OF, OR IN OPPOSITION TO,
SUBMISSION ON PUBLICLY NOTIFIED PROPOSED PLAN CHANGE
TO CENTRAL OTAGO DISTRICT PLAN

Clause 8 of Schedule 1, Resource Management Act 1991



To: Central Otago District Council
PO Box 122
ALEXANDRA 9340

Name of person making further submission: Peter John Mead and Alastair David Stark as Trustees of the McKay Family Trust

This is a further submission in support of a submission on proposed Plan Change 13 to the Central Otago District Plan.

I am:

1. A person representing a relevant aspect of the public interest, the grounds for saying this being:

A participant in the Horticultural Industry which contributes strongly to the social, cultural and economic wellbeing of Cromwell;

2. A person who has an interest in the proposal that is greater than the interest the general public has, the grounds for saying this being:

The owner of an orchard in the Ripponvale Flats which will be directly and adversely impacted by the plan change of approval

I support the submissions of:

See schedule A attached hereto.

The particular parts of the submission I support are:

We support the whole of their submissions.

The reasons for my support are:

Plan Change 13 is entirely incompatible with existing orchard and motorsport activities on the Ripponvale Flats

I seek that the whole of the submission be allowed

I wish to be heard in support of my further submission.

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

(Please delete if you would not consider presenting a joint case)

.....
Signature of person making Further Submission

29/10/18.....
Date

ENTERED
29/10/18

(A signature is not required if you make your submission by electronic means)

Electronic address for service of person making further submission: alanmckay@xtra.co.nz

Telephone No: 03 445 0464

Postal Address: 346 Kawarau Gorge Road
RD2
CROMWELL

Contact Person: Alan McKay

**FURTHER SUBMISSIONS IN SUPPORT OF, OR IN OPPOSITION TO, ANY SUBMISSION
ON PROPOSED PLAN CHANGE 13 CLOSE ON MONDAY 29 OCTOBER 2018**

Note to person making Further submission

A copy of your further submission must be served on the original submitter within 5 working days after it is served on the local authority.

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.

SCHEDULE A

Horticulture New Zealand Submission 151 (rachel.mcclung@hortnz.co.nz)

45 South Group of Companies Submission 123 (Alastair.logan@rossdowling.co.nz)

Sarita Orchard Limited Submission 310 (saritaorchard@xtra.co.nz)

DJ Jones Family Trust and Suncrest Orchard Ltd Submission 80 (jones.farm@xtra.co.nz)

Highlands Motorsport Park Limited Submission 65 (bridget.irving@gallawaycookallan.co.nz)

Public Health South Submission 285 (megan.justice@mitchelldaysh.co.nz)

Central Speedway Club Cromwell Inc Submission 45 (bridget.irving@gallawaycookallan.co.nz)

RESOURCE MANAGEMENT ACT 1991

FORM 6

FURTHER SUBMISSION IN SUPPORT OF, OR IN OPPOSITION TO, SUBMISSION ON PUBLICLY NOTIFIED PROPOSED PLAN CHANGE TO CENTRAL OTAGO DISTRICT PLAN

Clause 8 of Schedule 1, Resource Management Act 1991



To: Central Otago District Council
PO Box 122
ALEXANDRA 9340

Name of person making further submission: ROBERT DAVID SCOTT (Full name)

This is a further submission in support of (or in opposition to) a submission on proposed Plan Change 13 to the Central Otago District Plan.

I am: 1. A person representing a relevant aspect of the public interest, the grounds for saying this being: ; or,

2. A person who has an interest in the proposal that is greater than the interest the general public has, the grounds for saying this being: ; or, (Please state whether you are a person who may make a submission under 1 and/or 2 above and also specify/explain the grounds for saying that you come within category 1 and/or 2)

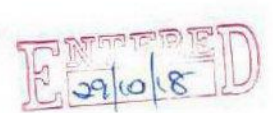
3. The local authority for the relevant area.

I support (or oppose) the submission of: DAVID GARTH STARK on Plan Change 13. (Please state the name and address of original submitter and submission number and submission point number of original submission)

The particular parts of the submission I support (or oppose) are: 349/2 349/4 349/5 349/6 349/7 349/8

(Please clearly indicate which parts of the original submission you support or oppose, together with any relevant provisions of the proposal and continue on an additional page if necessary)

The reasons for my support (or opposition) are: I BELIEVE THAT THIS SUBMISSION IS AN EXCELLENT SUMMARY OF THE CONCERNS OF THE VAST MAJORITY OF THE RESIDENTS OF THE CROMWELL DISTRICT. (Please give reasons and continue on an additional page if necessary)

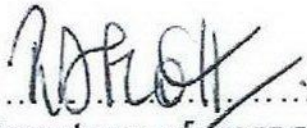


I seek that the whole ~~or part~~ [describe part], of the submission be allowed (~~or disallowed~~):

.....
.....
(Please give precise details)

I ~~wish~~ do not wish) to be heard in support of my further submission.
(Please strike out as applicable)

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


Signature of person making Further Submission Date 26/10/18
(or person authorised to sign on behalf of person making further submission)
(A signature is not required if you make your submission by electronic means)

Electronic address for service of person making further submission: bobscott11@extra.co.nz
(Please write clearly)

Telephone No: 021 067 3355

Postal Address: 12, HOWBURN TERRACE
RD2 CROMWELL 9384

Contact Person: BOB SCOTT
(name & designation, if applicable)

**FURTHER SUBMISSIONS IN SUPPORT OF, OR IN OPPOSITION TO, ANY SUBMISSION
ON PROPOSED PLAN CHANGE 13 CLOSE ON MONDAY 29 OCTOBER 2018**

Note to person making Further submission

A copy of your further submission must be served on the original submitter within 5 working days after it is served on the local authority.

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.

RESOURCE MANAGEMENT ACT 1991

FORM 6

FURTHER SUBMISSION IN SUPPORT OF, OR IN OPPOSITION TO,
SUBMISSION ON PUBLICLY NOTIFIED PROPOSED PLAN CHANGE
TO CENTRAL OTAGO DISTRICT PLAN

Clause 8 of Schedule 1, Resource Management Act 1991

To: Central Otago District Council
PO Box 122
ALEXANDRA 9340



Name of person making further submission: Sarita Orchard Ltd

This is a further submission in support of a submission on proposed Plan Change 13 to the Central Otago District Plan.

I am:

1. A person representing a relevant aspect of the public interest, the grounds for saying this being:

A participant in the Horticultural Industry which contributes strongly to the social, cultural and economic wellbeing of Cromwell;

2. A person who has an interest in the proposal that is greater than the interest the general public has, the grounds for saying this being:

The owner of an orchard in the Ripponvale Flats which will be directly and adversely impacted by the plan change of approval

I support the submissions of:

See schedule A attached hereto.

The particular parts of the submission I support are:

We support the whole of their submissions.

The reasons for my support are:

Plan Change 13 is entirely incompatible with existing orchard and motorsport activities on the Ripponvale Flats

I seek that the whole of the submission be allowed

I wish to be heard in support of my further submission.

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

.....
Signature of person making Further Submission Date
(A signature is not required if you make your submission by electronic means)

ENTERED
29/10/18

Electronic address for service of person making further submission: alanmckay@xtra.co.nz

Telephone No: 03 445 0464

Postal Address: 346 Kawarau Gorge Road
RD2
CROMWELL

Contact Person: Alan McKay

**FURTHER SUBMISSIONS IN SUPPORT OF, OR IN OPPOSITION TO, ANY SUBMISSION
ON PROPOSED PLAN CHANGE 13 CLOSE ON MONDAY 29 OCTOBER 2018**

Note to person making Further submission

A copy of your further submission must be served on the original submitter within 5 working days after it is served on the local authority.

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.

SCHEDULE A

Horticulture New Zealand Submission 151 (rachel.mcclung@hortnz.co.nz)

45 South Group of Companies Submission 123 (Alastair.logan@rossdowling.co.nz)

McKay Family Trust Submission 228 (alanmckay@xtra.co.nz)

DJ Jones Family Trust and Suncrest Orchard Ltd Submission 80 (jones.farm@xtra.co.nz)

Highlands Motorsport Park Limited Submission 65 (bridget.iorving@gallawaycookallan.co.nz)

Public Health South Submission 285 (megan.justice@mitchelldaysh.co.nz)

Central Speedway Club Cromwell Inc Submission 45 (bridget.iorving@gallawaycookallan.co.nz)

RESOURCE MANAGEMENT ACT 1991
FORM 6
FURTHER SUBMISSION IN SUPPORT OF, OR IN OPPOSITION TO,
SUBMISSION ON PUBLICLY NOTIFIED PROPOSED PLAN CHANGE
TO CENTRAL OTAGO DISTRICT PLAN

Clause 8 of Schedule 1, Resource Management Act 1991

To: Central Otago District Council
PO Box 122
ALEXANDRA 9340



Name of person making further submission: Shirley Ann Calvert
(Full name)

This is a further submission in support of (or in opposition to) a submission on proposed Plan Change 13 to the Central Otago District Plan.

I am:

1. A person representing a relevant aspect of the public interest, the grounds for saying this being:

or,

2. A person who has an interest in the proposal that is greater than the interest the general public has, the grounds for saying this being:

I am a person who holds an interest greater than the general public as I am a Cromwell rate paye

(Please state whether you are a person who may make a submission under 1 and/or 2 above and also specify/explain the grounds for saying that you come within category 1 and/or 2)

3. The local authority for the relevant area.

I support the submission of:

1. James Dicey, james@grapevision.co.nz, 90 – support all
2. Robin Dicey, rhmdicey@gmail.com, 92 - support all
3. Peter John Mead & Alastair Stark, alanmckay@xtra.co.nz, 228 – support in full
4. DJ Jones Family Trust, and Suncrest Orchard Limited, jones.fam@xtra.co.nz, 164 – support in full
5. Andrew John Iremonger, Iremonger.AJ@gmail.com, 156 – support all
6. Thomas Alan Coull, thomascoull@gmail.com, 63 – support all
7. Werner Murray, carolynwerner@mac.com, 252 – support all
8. Horticulture New Zealand, rachel.mcclung@hortnz.co.nz, 151 - support all
9. MotorSport NZ, brian@motorsport.org.nz, 248 – support all
10. Mt Difficulty Wines, matt@mtdifficulty.nz, 249 – support all, particularly 249/13 landscape visual amenity
11. Highlands Motorsport Park Limited, bridget.irving@gallowaycookallan.co.nz, 144 – support all
12. Simon John Douglas Giles, simongiles1@mac.com, 131 – support all
13. NZ Transport Agency, richard.shaw@nzta.govt.nz, 254 – oppose – insufficient detail, would support if more detail
14. Greg and Ros Hinton, alastair.logan@rossdowling.co.nz, 146 – support all

on Plan Change 13.

The particular parts of the submission I support are:

- 90, 92, 228, 164, 151 – **Effect on Orchards:** being loss of agricultural land, impact on economy, impact on tourism, reverse sensitivity particularly spray drift (164/2), these matters have been raised by submitters but there is **insufficient information** in the application to address these matters. I **request a report** in accordance with S42A(1) of the Resource management Act 1991.
- 156 – **Effect on Infrastructure:** insufficient detail in Mott McDonald report to make infrastructure decisions, and to determine cost on rate payers in the future, I **request a report** in accordance with S42A(1) of the Resource management Act 1991.

- 63, 252, 249 – **Effect on Community**: immediate and untimely disproportionate effect on the small Cromwell community in relation to its current population; the proposal has adverse effects on the environment and its resources (63/4, 252/3), **Cromwell community plan (2008)** has not been addressed in this regard. Dark sky policies have not been addressed (63/16). Effect on landscape and amenity (249/13).
- 252 - **Effect on Master Planning and Urban Design**: Out of centre development, no analysis on established commercial uses in Cromwell, no comment on retail hierarchy has been made (252/1), **Undermines the Master Plan process** which will determine planning aspects of the reviewed District Plan. **I request a report** in accordance with S42A(1) of the Resource management Act 1991.
-
- 249, 144, 131 – **Effect on Tourism**: employment in Cromwell (144/2), tourism (144/16), visual amenity in relation to views and against CODC regional identity 249/13. Insufficient information provided in application to address these issues, **I request a report** in accordance with S42A(1) of the Resource management Act 1991.
- 254, 146, 252, **Effect on traffic**: traffic report is insufficient and a Council peer review should be conducted. NZTA have not applied enough rigger as the development will impact the Kawarau Gorge and ultimately the Shotover bridge. Further information is required. **I request a report** in accordance with S42A(1) of the Resource management Act 1991.
-
-

The reasons for my support are:

As detailed above there are a number of outstanding issues that need further information and are also significant enough to mean that ultimately the issues cannot be mitigated making this plan change at this scale and in this location un-supportable. There are key issues that need independent reports to be undertaken as part of s42a(1) of the Resource Management Act 1991.

(Please give reasons and continue on an additional page if necessary)

ENTERED
09/08

I seek that the whole or part [describe part], of the submission be allowed (or disallowed):

.....
...
.....
...

(Please give precise details)

I do not wish to be heard in support of my further submission.

(Please strike out as applicable)

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

(Please delete if you would not consider presenting a joint case)

.....
Signature of person making Further Submission Date
(or person authorised to sign on behalf of person making further submission)

(A signature is not required if you make your submission by electronic means)

Electronic address for service of person making further submission:

.....shirleyc@pl.net.....

(Please write clearly)

Telephone No: ...0212526916.....

Postal Address: ... 17 Ortive Street.....

..... Cromwell.....

.....
Contact Person: ... Shirley Calvert.....

(name & designation, if applicable)

**FURTHER SUBMISSIONS IN SUPPORT OF, OR IN OPPOSITION TO, ANY SUBMISSION
ON PROPOSED PLAN CHANGE 13 CLOSE ON MONDAY 29 OCTOBER 2018**

Note to person making Further submission

A copy of your further submission must be served on the original submitter within 5 working days after it is served on the local authority.

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.

RESOURCE MANAGEMENT ACT 1991

FORM 6

FURTHER SUBMISSION IN SUPPORT OF, OR IN OPPOSITION TO,
SUBMISSION ON PUBLICLY NOTIFIED PROPOSED PLAN CHANGE
TO CENTRAL OTAGO DISTRICT PLAN

Clause 8 of Schedule 1, Resource Management Act 1991

To: Central Otago District Council
PO Box 122
ALEXANDRA 9340



Name of person making further submission: _____

Vicki Ann West

(Full name)

This is a further submission in support of (or in opposition to) a submission on proposed Plan Change 13 to the Central Otago District Plan.

I am:

1. A person representing a relevant aspect of the public interest, the grounds for saying this being:

Home owner: 5 Charisma Court Pisa Moorings, or,

2. A person who has an interest in the proposal that is greater than the interest the general public has, the grounds for saying this being:

_____; or,
(Please state whether you are a person who may make a submission under 1 and/or 2 above and also specify/explain the grounds for saying that you come within category 1 and/or 2)

3. The local authority for the relevant area.

I support (or oppose) the submission of:

Total Plan 13

on Plan Change 13.

(Please state the name and address of original submitter and submission number and submission point number of original submission)

The particular parts of the submission I support (or oppose) are:

Total Plan 13

(Please clearly indicate which parts of the original submission you support or oppose, together with any relevant provisions of the proposal and continue on an additional page if necessary)

The reasons for my support (or opposition) are:

- CODC are working on a Mastplan to accommodate growth.
- A satellite town is not needed.

(Please give reasons and continue on an additional page if necessary)

- Concerns about the impact on Highlands and the Speedway
- PC 13 will not benefit the Cromwell community.
- Concerns about the impact on existing orchards and businesses.

I seek that the whole ~~or part~~ [describe part], of the submission be ~~allowed~~ (or disallowed):

Decline Plan 13 change.

(Please give precise details)

I wish ~~(or do not wish)~~ to be heard in support of my further submission.
(Please strike out as applicable)

If ~~others~~ make a similar submission, I will consider presenting a joint case with them at a hearing.
(Please delete if you would not consider presenting a joint case)

V West

26/10/18

Signature of person making Further Submission Date
(or person authorised to sign on behalf of person making further submission)
(A signature is not required if you make your submission by electronic means)

Electronic address for service of person making further submission: westkam15@hotmail.co
(Please write clearly)

Telephone No: 02739 00989

Postal Address: 11 Jacar St.
Helensburgh
Dunedin

Contact Person: 0273900989 - Vicki
(name & designation, if applicable)

**FURTHER SUBMISSIONS IN SUPPORT OF, OR IN OPPOSITION TO, ANY SUBMISSION
ON PROPOSED PLAN CHANGE 13 CLOSE ON MONDAY 29 OCTOBER 2018**

Note to person making Further submission

A copy of your further submission must be served on the original submitter within 5 working days after it is served on the local authority.

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.

ENTERED
29/10/18

RESOURCE MANAGEMENT ACT 1991
FORM 6
FURTHER SUBMISSION IN SUPPORT OF, OR IN OPPOSITION TO,
SUBMISSION ON PUBLICLY NOTIFIED PROPOSED PLAN CHANGE
TO CENTRAL OTAGO DISTRICT PLAN

Clause 8 of Schedule 1, Resource Management Act 1991

To: Central Otago District Council
PO Box 122
ALEXANDRA 9340



Name of person making further submission: Warwick Alexander Hawker

This is a further submission in support of submissions on proposed Plan Change 13 to the Central Otago District Plan.

I am a person who has an interest in the proposal that is greater than the interest the general public has, the grounds for saying this being I am a person who holds an interest greater than the general public as I am a Cromwell resident, involved in the tourism industry as an operator of a cellar door, a supporter of motorsport, and a CODC rate payer.

I support the submissions of:

1. James Dicey, james@grapevision.co.nz, 90 – support all
2. Robin Dicey, rhmdicey@gmail.com, 92 - support all
3. Peter John Mead & Alastair Stark, alanmckay@xtra.co.nz, 228 – support in full
4. DJ Jones Family Trust, and Suncrest Orchard Limited, jones.fam@xtra.co.nz , 164 – support in full
5. Andrew John Iremonger, Iremonger.AJ@gmail.com, 156 – support all
6. Thomas Alan Coull, thomascoull@gmail.com, 63 – support all
7. Werner Murray, carolynwerner@mac.com, 252 – support all
8. Horticulture New Zealand, rachel.mcclung@hortnz.co.nz , 151 - support all
9. MotorSprot NZ, brian@motorsport.org.nz, 248 – support all
10. Mt Difficulty Wines, matt@mtdifficulty.nz, 249 – support all, particularly 249/13 landscape visual amenity
11. Highlands Motorsport Park Limited, bridget.irving@gallawaycookallan.co.nz, 144 – support all
12. Simon John Douglas Giles, simongiles1@mac.com, 131 – support all
13. NZ Transport Agency, richard.shaw@nzta.govt.nz, 254 – support in part – insufficient detail
14. Greg and Ros Hinton, alastair.logan@rossdowling.co.nz , 146 – support all

on Plan Change 13.

The particular parts of the submissions I support are:

- 90 , 92, 228, 164, 151 – **Effect on Orchards:** being loss of agricultural land, impact on economy, impact on tourism, reverse sensitivity particularly spray drift (164/2), these matters have been raised by submitters but there is insufficient information in the application to address these matters. I request a report in accordance with S42A(1) of the Resource management Act 1991.
- 156 – **Effect on Infrastructure:** insufficient detail in Mott McDonald report to make infrastructure decisions, and to determine cost on rate payers in the future, I request a report in accordance with S42A(1) of the Resource management Act 1991.
- 63, 252, 249 – **Effect on Community:** immediate and untimely disproportionate effect on the small Cromwell community in relation to its current population; the proposal has adverse effects on the environment and its resources (63/4, 252/3), Cromwell community plan has not been addressed in this regard. Dark sky policies have not been addressed (63/16). Effect on landscape and amenity (249/13).
- 252 - **Effect on Master Planning and Urban Design:** Out of centre development, no analysis on established commercial uses in Cromwell, no comment on retail hierarchy has been made (252/1),

ENTERED
29/10/18

- 249, 144, 131 – **Effect on Tourism:** employment in Cromwell (144/2), tourism (144/16), visual amenity in relation to views and against CODC regional identity 249/13. Insufficient information provided in application to address these issues, I request a report in accordance with S42A(1) of the Resource management Act 1991.
- 254, 146, 252, **Effect on traffic:** traffic report is insufficient and a Council peer review should be conducted. NZTA have not applied enough rigour as the development will impact the Kawarau Gorge and ultimately the Shotover bridge. Further information is required.

The reasons for my support are:

As detailed above there are a number of outstanding issues that need further information and are also significant enough to mean that ultimately the issues cannot be mitigated making this plan change at this scale and in this location un-supportable.

I seek that the whole of the submissions be allowed.

I do not wish to be heard in support of my further submission.

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

.....
Signature of person making Further Submission Date

Electronic address for service of person making further submission: warwick@pisarangeestate.co.nz

Telephone No: 027 4409 525

Postal Address: P O Box 115, Cromwell 9342

Contact Person:
(name & designation, if applicable)

**FURTHER SUBMISSIONS IN SUPPORT OF, OR IN OPPOSITION TO, ANY SUBMISSION
ON PROPOSED PLAN CHANGE 13 CLOSE ON MONDAY 29 OCTOBER 2018**

Note to person making Further submission

A copy of your further submission must be served on the original submitter within 5 working days after it is served on the local authority.

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:
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RESOURCE MANAGEMENT ACT 1991

FORM 6

FURTHER SUBMISSION IN SUPPORT OF, OR IN OPPOSITION TO,
SUBMISSION ON PUBLICLY NOTIFIED PROPOSED PLAN CHANGE
TO CENTRAL OTAGO DISTRICT PLAN

Clause 8 of Schedule 1, Resource Management Act 1991

To: Central Otago District Council
PO Box 122
ALEXANDRA 9340



Name of person making further submission: WILLIAM DAVID HORRELL
(Full name)

This is a further submission in support of (or in opposition to) a submission on proposed Plan Change 13 to the Central Otago District Plan.

I am:

1. A person representing a relevant aspect of the public interest, the grounds for saying this being:

.....; or,

2. A person who has an interest in the proposal that is greater than the interest the general public has, the grounds for saying this being:

I AM A MEMBER OF THE MOTORSPORT PARK.....; or,
(Please state whether you are a person who may make a submission under 1 and/or 2 above and also specify/explain the grounds for saying that you come within category 1 and/or 2)

3. The local authority for the relevant area.

I ~~support~~ (or oppose) the submission of:

WINTON PARTNERS..... on Plan Change 13.
(Please state the name and address of original submitter and submission number and submission point number of original submission)

The particular parts of the submission I ~~support~~ (or oppose) are:

THE SUBMISSION IN ITS ENTIRETY.....

(Please clearly indicate which parts of the original submission you support or oppose, together with any relevant provisions of the proposal and continue on an additional page if necessary)

The reasons for my ~~support~~ (or opposition) are:

THE INCORRECT USE OF THE LAND AS PROPOSED BY P.C. 13.....
(Please give reasons and continue on an additional page if necessary)

ENTERED
29/10/18

I seek that the whole ~~part~~ [describe part], of the submission be ~~disallowed~~ disallowed):

IN ITS ENTIRETY

(Please give precise details)

I wish/(or do not wish) to be heard in support of my further submission.
(Please strike out as applicable)

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

x Willy Horrell

27/10/18

Signature of person making Further Submission Date
(or person authorised to sign on behalf of person making further submission)
(A signature is not required if you make your submission by electronic means)

Electronic address for service of person making further submission: ~~Willy Horrell~~ willy.horrell@gmail.com
(Please write clearly)

Telephone No: 027 554 7908

Postal Address: HUNTLY FARM

MD 7RD GORE

Contact Person: WILLY HORRELL
(name & designation, if applicable)

**FURTHER SUBMISSIONS IN SUPPORT OF, OR IN OPPOSITION TO, ANY SUBMISSION
ON PROPOSED PLAN CHANGE 13 CLOSE ON MONDAY 29 OCTOBER 2018**

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- it contains offensive language;
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