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: Alan James Bennington
(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) I live in the area (ii) use the amenities (iii) am a RATE PAYE.....; 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: 91.1 – 91.13

Matt Dicey, 100 Cairnmuir Rd, 91 **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 its ~~enti~~ 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:

if allowed – land use changes are irreversible.
ie roading, urban development, they exclude horticultural
(Please give reasons and continue on an additional page if necessary)

use of the land. 91/7

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)

Alan J. Bennington 28/10/2018

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: alan.b@actrix.co.nz
(Please write clearly)

Telephone No: 03 445 4112

Postal Address: 19 Schist Lane
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:
- 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

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