

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

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]

20/10/2018

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)

james@grapevision.co.nz

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

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		<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