

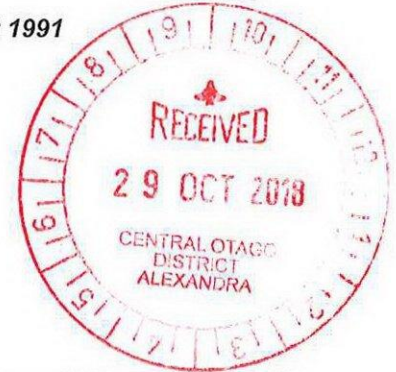
**RESOURCE MANAGEMENT ACT 1991**

**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.