

**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 a 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 complimentary to currently established uses.

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

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

