

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: Alexander (Sandy) Charles and Tegan Jane Wilson

.....  
(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, retirement living, a neighbourhood centre, a possible school with associated open space network, walkways, roading and infrastructure.

My submission is:

That we oppose the proposal as above for the following reasons:

- **it could detrimentally impact the existing businesses in the area** such as orchards and the Motorsport Park. These businesses provide significant economic benefit to our local economy but if there were 800 homes in the nearby vicinity, these businesses could be shut down due to noise complaints. We also have a truck and loader that sometimes starts up from 6am so noise complaints could also negatively impact on our activities.
- **It is not part of a carefully investigated plan for the growth of Cromwell by the Council.** There has been much criticism in the community about the adhoc nature of the planning of Cromwell with disjointed business areas, uninviting retail centre and lack of planning for the growth of the Cromwell. The 10 year plan is an excellent start, but to approve a new satellite town before this plan is completed would be ignorant and short-sighted.:
- **It could negatively impact on the lifestyle properties in the area.**
  - These properties were purchased by people who did not want to live in town with immediate neighbours. 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. 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.

- This land is currently zoned as 'Rural' and our property is zoned 'Rural Residential' meaning that we live on a 2 hectare block that we are unable to subdivide even if we wanted to. If the land zoning is changed, then this sets a precedence for the rest of the neighbouring properties to apply for a zone change as with such high density on the boundary, there would be no good reason that other properties couldn't also benefit (rather than one developer from Queenstown who doesn't live in the community).

**I seek the following decision from the local authority:**

That the proposed change of zoning from Rural to Medium to High Density not be allowed

Should the zone change be approved and the subdivision be approved the following conditions be put in place

- The zone change be extended to all of the North side of Pearson Road i.e.the whole river terrace, not just the area owned by the developer.
- That there be a 5m planted and maintained green belt planted with shrubs of maximum height of 3m between the existing properties and the subdivision
- That the properties on the boundary be restricted to single story dwellings
- That the properties on the boundary be a minimum size of 1000m<sup>2</sup>
- That construction can only occur between the hours of 8am and 5pm on weekdays

**I do not wish be heard in support of my submission**

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

.....  
**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** 19 June 2018

**Electronic address for service of submitter:** [teganwilson88@gmail.com](mailto:teganwilson88@gmail.com)

**Telephone No:** 0272483426

**Postal Address:** 133 Pearson Road

RD2

CROMWELL 9384.....

**Contact Person:** Tegan Wilson.....

(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.