

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: Andrew James Wilkinson
(Full name)

This is a submission on proposed Plan Change 13 to the Central Otago District Plan (the proposal).

I ~~could~~ could not* gain an advantage in trade competition through this submission.
(* Select one)

I ~~am~~ am not* directly affected by an effect of the subject matter of the submission that-

(a) adversely affects the environment; and

(b) does not relate to trade competition or the effects of trade competition.

(Delete entire paragraph if you could not gain an advantage in trade competition through this submission)
(* Select One)

The specific provisions of the proposal that my submission relates to are:

The proposal to rezone 49.8387 hectares being Section 28 Block I Cromwell Survey District and Part Section 24 Block I Cromwell Survey District from Rural Resource Area (part subject to the Rural Residential notation) to River Terrace Resource Area.

(Please give details and continue on additional page if necessary)

My submission is:

I OPPOSE this change to the district plan to rezone Section 28 Block I Cromwell Survey District and Part Section 24 Block I Cromwell Survey District from Rural Resource Area (part subject to the Rural Residential notation) to River Terrace Resource Area. Please see attached for details of the submission.

(Please include:

- whether you support or oppose the specific provisions or wish to have them amended; and
reasons for your views;
and continue on additional page if necessary)

I seek the following decision from the local authority:

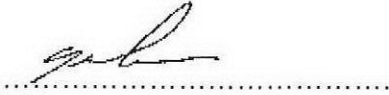
CODC should deny the application for the rezoning and consider the larger picture of Cromwell.

(Please give precise details)

I wish/do not wish to be heard in support of my 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)



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)

19th June 2018

Date

Electronic address for service of submitter: andy@mishasvineyard.com

Telephone No: 0210 2533790

Postal Address: PO Box 328
.....
.....Cramwell.9342.....
.....

Contact Person: Andy Wilkinson
.....
(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.

OBJECTION TO PLAN CHANGE 13

Part of the Form 5 submission by Andrew James Wilkinson

I am **objecting** to Plan Change 13 on the following grounds:

1. The plan change is not consistent with the District Plan. Current reviews are under way for both the Central Otago District Plan and for the Cromwell Master Plan. Approval of a plan change for ultra-high density rezoning whilst the process is still in review is not consistent with the planning process.
2. The intent to change Cromwell into a high-density low-value commuter town to support the low cost accommodation needs of Queenstown is not supported by residents. The town does not have the infrastructure or stated intent to become clogged by ultra-high density housing. The sudden influx of up to 2500 low-income population is not a desired direction for Cromwell.
3. The land forms part of the approach to Cromwell. Creating an ultra-high density sub-division removes the desired access elements to Cromwell as defined in the Spatial Planning workshop recently held to engage residents in the Cromwell Master Plan.
4. Council has an obligation to the designation of zones suitable for light industrial and commercial growth to service the wider region. The industrial area of Cromwell is growing at a rate similar to the population growth and the land in this Rural Resource Area is a natural expansion to that growth where the orchards and motorsport park will have a more co-habitable fit.
5. The traffic impact of this high density zone will clog an already dangerous and narrow highway through the Kawarau Gorge and have significant impact on town intersections along State Highway 6.
6. Zoning to allow 160 square meter sections is inviting the creation of a future slum. Affordable housing must be balanced by quality of housing and ambiance of living space.
7. The parking and traffic impact of the development is of major concern for all of Cromwell. The small lot sizes do not allow for the normal requirement for typical car numbers per household.
8. There are no walking, cycling or alternative transport means for residents in this proposed high density residential development. This means every movement to or from the zone requires the use of a vehicle.
9. The risk of future objections of residents to the close-by facilities that have made Cromwell a significant town – orchards and the motorsport park – are of great concern. Orchards create noise during the growing season - as do motorsport parks during events and day to day activities. The citing of the motorsport park in a zone that would have limited impact to residential zones was strategic. Placing residential developments in close proximity have caused the closure of motorsport parks in other towns despite no-complaint covenants. The area in question is more suited to rural or light industry.
10. The elected council and its designated planning organisation should determine the residential growth areas, industrial zones and infrastructure needs in consultation with the residents of Cromwell. Rezoning to support opportunistic developers is not a process for creating a well-planned town.