

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: CAROLYN SQUIRES + MATTHEW SQUIRES (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:

Document 2 - Proposal to change zoning conditions to allow for medium - high density residential lots, retirement services, educational facilities and urban living.
(Please give details and continue on additional page if necessary)

My submission is:

We oppose the proposed zoning changes - please see attached

(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:

Conditions relating to any zoning changes do not allow for lot sizes less than 2000sqm (1 acre) with similar conditions as Rural Residential applied to all land parcels, and no inclusion for
(Please give precise details)

I wish/do not wish to be heard in support of my submission.
(Please strike out as applicable)

retirement services or educational services

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)

Carlynn

.....
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)

18.6.18

.....
Date

Electronic address for service of submitter:

carolynsq@icloud.com

Telephone No:

021 297 0242

Postal Address:

281 A Pearson Rd

RD 2

Cromwell

Contact Person:

.....
(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.

Submission Relating to Proposed Plan Change 13.

We oppose the proposed zoning changes to the area of land adjacent to Sandflat road, now under Rural Zoning. In particular we oppose all the proposed conditions outlined in Document 2, which detail very small lot sizes (between 160sqm and 1000sqm), and inclusions for retirement services, urban living services, and educational services.

As outlined in 20.2.4 of the application, the Council, among other things, are required to consider and recognise existing environmental values and environmental amenity, and the potential effects on nearby existing activities. This proposed change is in discord with existing environmental values and amenity and surrounding land uses. Here are the following points;

1. It is not appropriate for development companies to dictate to council plan changes of this significance, which have such a high degree of impact on the community, the environment, and aesthetic appeal of the region, the local infrastructure and existing surrounding land uses. Planning for the future is what we as a community should direct, and council should undertake to enact. This process bypasses community consultation in 'jumping the gun'. Planning first, then developments should fit into the plan. This proposal bypasses the planning work that the council is currently undertaking.
2. The impact to the community of an additional 900 residential units, many of whom would be people who would seek to use Cromwell as a base for working in Queenstown (i.e a satellite town) and the drastic jump in population in a short time period, would have significant flow on effects to the cohesion of the local community. Considering the level of new residential units already coming onto the market I do not think we need more in the immediate future, and should be planning how to make sure growth in Cromwell is not in excess of the communities capacity to cope.
3. This consideration also applies to local infrastructure, particularly to sewerage disposal. Cromwell is already under pressure to keep up with its current level of servicing, any additional pressure is not appropriate at this time. Only approved ground septic systems should be permitted in this area.
4. Environmental Amenity: This area is the "Gateway" to Cromwell from Queenstown. It is a first impression point for all visitors, and as such it has high amenity value. Our region is developing an amenity appeal in its horticultural aesthetic that draws tourism and visitors. High density

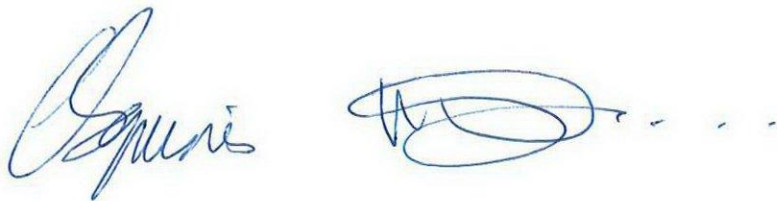
urban living is in direct opposition to this amenity. It is urgent that Cromwell community is given the opportunity to have a voice in what level of development they allow for the green spaces surrounding their town. This area's current use is rural/ horticultural. The surrounding land uses are largely rural residential and horticultural in nature. It is not appropriate to have high density urban living in this area. Lot sizes should be kept large enough (4000sqm) to have a 'rural' feel, which would fit in with the surrounding area, and not impact on the overall 'aesthetic appeal' for visitors to the region.

5. Section 20 of the Document outlines the way in which the applicant proposes to provide for 'best practice urban design'. I disagree that urban use is appropriate in this area (as already discussed), and I disagree that this plan has actually provided 'connected, high quality' open spaces. In effect, the majority of what is proposed is excruciatingly small lot sizes, with limited (meaning congested) carparking, with only 1 park and 1 greenway. The urban area outlined is in effect an island in isolation. It's planning is only appropriate where it may adjoin additional township amenities, but as it is it does not adjoin town amenities. For example, for those who do not drive, such as elderly or children, the actual area is limited (in open spaces- there are only two open spaces) and isolated (there are no safe links to a wider township). This does not make for high quality living.
6. The proposal is attempting to do too much and accommodate too many types of uses. Retirement and educational facilities should, by definition, allow for links to a wider township so that children and elderly can access important town facilities and spaces. This area is too isolated from the main Cromwell township, and cannot be safely linked up. Therefore these uses are not appropriate.
7. The level of traffic use with a large number of residential dwellings would significantly congest the intersection at the State Highway and Sandflat road, and be unsafe. This intersection is already very difficult to exit onto (when going from Sandflat road to the State Highway), and additional traffic of even 50 new lots would have a significant effect here. The proposed 900 lots is outrageous and would create huge flow on issues for the council etc, not to mention the visitor traffic from Queenstown. It would also have significant flow on effects to commuter traffic to Queenstown over the Shotover Bridge at high peak traffic times.
8. A huge increase in traffic use would also impact on Pearson Rd and Bannockburn Rd. Any number of additional lots over about 50 would see a very high amount of increased traffic on these roads, as people would seek to use the 'back road' entrance into Cromwell and exit points onto

the Gorge road. At the moment the traffic is fairly constant, so any increase will be noticeable. The roads are already narrow and unsafe due to the fact that traffic can travel at 100km/hr. Our block, on the corner of Pearson and Bannockburn Rd, would be significantly impacted as the noise from traffic would greatly increase, reducing the value and the amenity of our section.

9. The proposal does not fit in with surrounding land uses, particularly horticultural use. The orchard adjoining the area under consideration significantly contributes to our regions employment and primary production. Any covenant placed on new lots will not be sufficient to protect this orchard if a large proportion of people decide they do not like the noise it produces.
10. Section 20.7.3 discusses allowing for further subdivision to be considered, so in effect even more sections than are proposed may become the reality. Further subdivision should not be a permitted under any zoning change.
11. Our purpose for moving to this area was to enjoy a slower pace of life, and to appreciate the surrounding rural areas. Having a large number of high density houses greatly changes the nature of the area we live in and impacts on the sense of rural life we were aiming for.

Thank you for your consideration,

Two handwritten signatures in blue ink. The first signature is 'Carolyn' and the second is 'Matthew'.

Carolyn and Matthew Squires
281A Pearson Rd,
RD2
Cromwell

18.6.18