

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: Daniel RAE (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 entire proposed Plan Change 13 to the Central Otago District Plan.

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

My submission is:

This Plan Change must not be considered until the "Cromwell Eye for the Future - Master Plan" and the District Plan Review have been completed.

Please see separate sheet.

(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:

That this Proposed Plan Change be declined.

(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)

D Rae

.....
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 June 2018

.....
Date

Electronic address for service of submitter:

dnsraeshap@extra.co.nz

Telephone No:

03 4453229

Postal Address:

91 Jocelyn Rd.

Bannockburn.

RD 2 - Cromwell.

Contact Person:

Daniel Rae

(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 at 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.

D Rae Submission CODC

If the proposed Plan Change is approved to proceed and then the subsequent Resource Consent is approved I believe there will be greater than significant effects upon Cromwell and its environs.

1. There will be reverse sensitivity against existing land use on the neighbouring properties, which in my view, is a risk too great to contemplate. I am not involved with or have any interest in Motor sport, but I understand that the Highlands Motor Sport Park employs between twenty and thirty full time staff. They are a very important contributor to the economic well being of Cromwell.
2. This particular area of land is I believe the logical place for the future expansion of light industrial estate in the Cromwell Basin.
3. There are significant areas of land available for Cromwell residential expansion either under development or suitable for such.
 - a) Gair Avenue Development
 - b) Top 10 Development
 - c) Wooing Tree proposed development
 - d) Sew Hoy land
 - e) Chalets on Barry Avenue

The conservative estimate of these properties is a minimum of 500 houses could be accommodated.

There is one other proposal which is associated with the Highlands Motorsport Park, for approximately 100 residential units. It is worth noting that these will be occupied by supporters of the said motorsports park so unlikely to claim reverse sensitivity.

Significant concerns I have regarding applicants proposal if they are able to proceed with the development are the very small allotments, down to 160 metres in residential A ..is there room for a tent?

There is only provision for one carpark per dwelling. Now surely in this day and age, when a family home usually has two vehicles and if one of the occupants is trade employed, often a work vehicle needs parking space.

J.R. 18/6/18

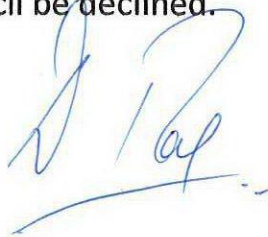
The layout of the streets seems to be very narrow, so street side parking is obviously an issue.

There doesn't appear to be any provision for walking or cycling connections.

All developments within the Cromwell Basin must be done in a considered and sustainable manner. This proposal does not fit this framework.

This proposed development, if the Plan Change is allowed will, in my view be a slum of the future. Do we need this here?

I respectfully request that this proposed Plan Change to the Central Otago District Council be declined.

A handwritten signature in blue ink, appearing to be 'J. Rap...', written over the text 'District Council be declined.'

18/June/2018