

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: Les & Vicky Topping (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:

ENTIRE PROPOSED PLAN CHANGE 13

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

My submission is:

SET OUT ON THE 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:

PLAN CHANGE 13 IS 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)

*L. Topping*  
.....  
**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)

..... *13 / 6 / 2018* .....  
**Date**

**Electronic address for service of submitter:** ..... *les.topping@extra.co.nz* .....

**Telephone No:** ..... *021 775 882* .....

**Postal Address:** ..... *P.O. Box 220* .....  
..... *Cromwell* .....  
.....

**Contact Person:** ..... *Les Topping* .....  
(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 on Proposed Plan Change 13 to the Central Otago District Council

1. We think high density residential development in this area is not appropriate because it will have an adverse effect on the ongoing operation of the existing Highlands Motorsport Park, Cromwell Speedway and the substantial orchard developments in the immediate vicinity. These are all successful existing business operations located along the western gateway to Cromwell and represent a major sector of Cromwell's tourist industry and economic success of the district. To jeopardize these businesses when there are more appropriate locations to develop and grow Cromwell's residential area would be a short term decision at the expense of the long term plan for Cromwell's growth.
2. Having no direct access other than SH6, the proposed plan change would result in a residential area separated from the rest of the town by the existing rural zone, Motorsport Park, beetle reserve and industrial area.
3. The section of sloping foothill land north west of SH6 from Ripponvale Road to Lowburn would be more suitable land for residential development other than infill of existing blocks such as Gair Avenue, Cromwell Camping Ground, Wooing Tree, Sew Hoy block, Lowburn and Pisa Moorings. This would consolidate Cromwell's residential growth in a north-west direction with elevated views overlooking the existing town and Lake Dunstan.
4. This would then leave the flat land of the Kawarau River terraces for future expansion of the adjacent industrial area which would be more appropriate and in tune with existing development. The success of Cromwell as one of New Zealand's fastest growing towns has been its location and availability of suitable affordable flat land for light industrial development. To commit this to high density residential development now would be a mistake.
5. We seek that Plan change 13 is declined.

Prepared and submitted by Les and Vicky Topping

40 The Dunes

CROMWELL