

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: Lester and Estelle Scott (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 effect on existing neighbouring properties.
(Please give details and continue on additional page if necessary)

My submission is:

We do not support the Rezoning of Plan 13 from Rural resource area to Rural residential. See attached page.

- (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:

To decline the application.
(Please give precise details)

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

I do not support the rezoning of Plan 13 from rural resource area to rural residential because:

My reasons:

- 1) Impact on existing businesses; Accepting this plan change will have a huge impact on present and future rural operations in this area e.g. Jones Orchard, Sarita Orchard, 45 South Orchard, Central Speedway and The Highlands Motor Sport Park. Millions of Dollars have been spent developing all of these businesses and with operating practises in the orchards e.g. spraying, bird scaring, frost fighting and the like could jeopardise the health of some residences. Would this make the sections (if the rezoning is accepted) harder to sell? Tony Quinn has spent millions of dollars developing this excellent facility to the benefit of the community and visitors. He deserves the Council and community support to operate his business without ongoing stresses on how the motor sport park affects nearby residents. The Speedway also brings many visitors to the district as well as a popular activity for the local community.
- 2) Loss of employment opportunities at all the effected businesses.
- 3) Cromwell the Fruit Bowl of Central Otago. Would rezoning this area remove a valuable food zone?
- 4) Impact on intending residents: expectations are that intending residents sign a non-complaints covenant. Should we be developing residential sections expecting people to except restrictive no-complaint covenants for something which could be hazardous to their health? (Some may not know they are allergic to these sprays etc. until they experience them)
- 5) Delay decisions until the Cromwell Master Plan and District Plan Reviews are complete. It would be more expedient to ensure zones already zoned residential be developed before we consider encroaching on this rural land. Already in progress Gair Estate, Wooing Tree, and The Sunhaven Motor Camp development, Also the Vacant land beside Weanga Drive could be utilized in the future. Why disjoint the town any more than it already is.
- 6) Bell Gully wrote." A 'no complaints covenant' can only go so far. It cannot prevent a member of the public from taking enforcement action against the effects producing land owner making a complaint or submitting an effects producing resource consent." So does the 'No Complaints covenant' only cover land owners and not the staff who work at the proposed shops, schools etc., Should this rezoning go ahead, What would stop teachers, medical staff etc. working within this proposed rezoned area but not living there, gathering together and complaining. Where would this leave the existing neighbours who have been loyal to Cromwell by investing millions of dollars for the benefit of the Cromwell and extended areas?
- 7) We think any decisions should be delayed at least, until the Cromwell Master Plan and District Plan reviews are completed. RTRA acknowledge the known and proposed residential developments might satisfy the demand until 2028 but in long term (2043) a short fall of urban capacity is anticipated.

So therefore why rush the decision to rezone or not. Ensure all future needs of Cromwell are determined before a decision is made.

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)

.....
E Scott

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

Electronic address for service of submitter:

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Cromwell

Contact Person:

Lester or Estelle Scott (Borne breed locals)
(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.