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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: Mark Schofield and Rebecca Schofield
(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~~* 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:

PROPOSED PLAN CHANGE 13 RIVER TERRACE
THE PROPOSITION THAT LAND IN THE RIVER TERRACE RESOURCE AREA BE DEVELOPED INTO MEDIUM/HIGH DENSITY RESIDENTIAL ACTIVITY, RETIREMENT LIVING A NEIGHBOURHOOD CENTRAL ASSOCIATED OPEN SPACE NETWORK, WALKWAYS, ROADING INFRASTRUCTURE
(Please give details and continue on additional page if necessary)

My submission is:

WE ARE STRONGLY OPPOSED TO THIS PROPOSED PLAN CHANGE AND SHOULD BE STOPPED AS IT WILL SERIOUSLY AFFECT THE ENVIRONMENT AND HAVE AN ADVERSE EFFECT ON SURROUNDING AREAS, BEING DETRIMENTAL TO LIFE STYLE PROPERTIES AND LIVING IN THE AREA
(Please include:

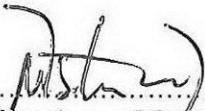
- whether you support or oppose the specific provisions or wish to have them amended; and
 - reasons for your views;
- and continue on additional page if necessary)

I seek the following decision from the local authority:

THAT THIS PROPOSED CHANGE OR ZONING FROM RURAL TO MEDIUM/HIGH DENSITY HOUSING NOT BE ALLOWED AND STOPPED IMMEDIATELY, SHOULD IT PROCEED, PEARSON ROAD GETS CYCLE/HORSE TRACKS A PAVEMENT, SLEED LANE, ALSO SENSIBLE BOUNDARY LIMITS
(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)

18/06/2018
.....
Date

Electronic address for service of submitter: MS320SPRING@yahoo.com

Telephone No: 027 6239198

Postal Address: 125 PEARSON ROAD

A) 2

CHAMWELL 9384

Contact Person: MARK SCHOFIELD (JOINT OWNER)
(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.

Tuesday, 19 June 2018

Mark and Rebecca Schofield 125 Pearson Road

My Submission continued is ...

We are opposed to this proposal for the following issues/reasons

- ONLY GOT THIS FORM LESS THAN A WEEK AGO AND ONLY JUST REALLY FOUND OUT WHATS PROPOSED NOT ENOUGH NOTICE OR INFORMATION HAS BEEN SUBMITTED TO US FROM THE RELEVANT AUTHORITIES ... WE FEEL THIS HAS ALL BEEN DONE VERY SECRETIVELY AND NO TIME BEEN GIVEN FOR PEOPLE TO LOOK OVER. UNACCEPTABLE AND DEFINITELY NEEDS TO BE LOOKED/INVESTIGATED INTO .
- Do not think this has been checked thoroughly, really rushed and absolutely no thought or consideration given to those already living/established in the area.
- Serious impact on the environment.
- No way present infrastructure could cope with such an enormous development. Pretty much going to be a satellite village. Not enough police, ambulance and fire services. Public amenities and schools won't cope.
- Serious negative impact on life style blocks and the environment that presently exist.
- Surrounding roads will become very busy, especially our road Pearson Road. I feel it will become too dangerous for us to do our usual activities like walking the kids and dogs, kids on bikes, and horse riding along our road. Also a lot more noise and pollution for us to put up with, which would have a detrimental effect on our home stay which enjoys beautiful views in a tranquil setting for visiting tourists. These changes might stop them staying anymore.
- We have major concerns about seriously increased traffic volumes on the surrounding roads created by the proposed zoning change to residential, and believe that the developer has not addressed the significant increase in traffic flows from River View Terrace and Pearson Road and the effects on SH6 as this will significantly increase the number of road users in the immediate vicinity.
- Our property I believe would decrease in value due to ... Loss of privacy, increase in noise, pollution from dust etc, security worries, increase in road traffic and general safety along our road.
- We enjoy a rural environment which could be effected by new residents complaining of noise from our animals, chainsaws and other machinery being use. Complains of burning/fires due to pruning trees etc.
-

Tuesday, 19 June 2018

- The boundary limits proposed are by no means fair and completely unreasonable and in our opinion completely unnecessary. The proposed satellite village does not need to encroach on people boundaries so much and there should be a minimum of 30 meters from such boundaries to any structure.
- Existing businesses that bring a lot of tourists and business to Cromwell could be adversely affected and even close down due by complaints of existing practices. For example Jones Orchard frost protection, bird scaring, burning, Spraying and pest control noises. Highlands and the speed way noise, not that I think they should be allowed to make any changes to consents already in place to extend their privileges but they definitely shouldn't have to wind back on what they do.
- Why have other proposals that I feel would be much better suited for Cromwell not going ahead instead? The following development proposals I feel would be much better suited for Cromwell ... The Wooing Tree, Gair Avenue, the Chalets, Alpha Street and others.
- The fact that the developer has already gone ahead with planting hedges and erecting fences as if it is a done deal is out of order and should cease immediately. Especially as he is already annoying potential "neighbours" by planting directly on their boundary despite concerns/complaints. One example being Mr Edgar.
- We feel this is a short fix solution for a housing issue that could be resolve better being located else where or done on a very less intense scale. All we see is someone trying to rake in a lot of money at the expense of others and the environment.
- We bought our lifestyle block for all the reasons that this development will destroy by changing from a rural zone to a medium/high density housing and wouldn't have bought if we foresaw this happening.



Tuesday, 19 June 2018

Mark and Rebecca Schofield .. 125 PEARSON ROAD

I SEEK THE FOLLOWING DECISION FROM THE LOCAL AUTHORITY
CONTINUED...

- If goes ahead then we expect that the following to put in place.
- 1. Pearson road has a sensible speed limit on it, a pavement is put in place and cycle/horse track is done with railing.
- 2. Sand flat road as above
- 3. You need to rezone the whole area the same
- 4. The boundaries and distances to structures/properties need to be a good 20 meters
- 5. Provisions need to put in place for existing activities/noises that lifestyle block have.
- 6. Provisions need to be put in place for existing businesses activities/noises.
- 7. Cromwell needs to increase police, fire and ambulance services drastically.
- 8. More schools and public amenities.

