

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: NIAM ROBERT NICOL WATSON & JULIENNE ELIZABETH WATSON (Full name)

This is a submission on proposed Plan Change 13 to the Central Otago District Plan (the proposal).

I ~~can~~ 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 whole of Plan Change 13

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

My submission is:

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:

That the 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)



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)

20/6/18
Date

Electronic address for service of submitter: *njuston@gmail.com*

Telephone No: *02749396757*

Postal Address: *50 QUEEN ST.*
DUNEDIN 9016

Contact Person: *MIRIAM WATSON*
(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 Plan Change 13 – Niall and Julie Watson

1. We are opposed to Plan Change 13
2. My wife and I own a house at 122 Pearson Road, Cromwell where we stay on weekends and holidays and where we expect to spend more time in future.
3. Plan change 13 over rides planning processes underway namely the statutory District Plan Review which has already been the subject of community consultation and the non-statutory Cromwell Masterplan. We were a submitter in the community consultation round of the District Plan Review
4. Plan Change 13 will have a distorting effect on these processes and could result in a high density residential area being developed where land has become available for purchase by the developer rather than in the most appropriate location.
5. In a period of rapid growth it is vitally important that Cromwell builds rationally on existing infrastructure and that new areas for high density housing, industrial use and lower density housing are complimentary with existing areas. Proximity to facilities and open space amenity are important
6. From a personal perspective it will detract from the low density rural/rural residential zoning in place in a large area encompassing land of Sandflat and Pearson Road including our property at 122 Pearson Road.
7. Plan Change 13 sites high density housing in a location removed from other residential areas in a rural resource area adjacent to orchards and motor sports facilities. There are inevitable conflicts in doing so because the development is not compatible with existing uses. Furthermore the location is removed from the town centre and from open spaces for recreation.