

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: Rex James Auburn
(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:

Sandflat Rd proposed subdivision

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

My submission is:

That this project does not continue as this land is too valuable for light industrial & horticultural use

(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:

Reject this project

(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)

..... 19 - JUN 2018
Date

Electronic address for service of submitter:

Telephone No: 445 - 1921

Postal Address: 172 WARRINGHILL DRIVE
..... CROMWELL 9310
.....

Contact Person: ROGER FLYNN
(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.

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

- **Loss of food production land**

Cromwell is known as the Fruit Bowl of Central Otago. Rezoning will remove a valuable food production zone.

RTRA state that people sensitive to noise will elect not to buy a RTRA lot. Will this mean sections may be difficult to sell or on sell therefore valuable rural land that could be used for future businesses and employment growth be wasted. Consideration must be given to what land is available for future rural businesses and employment opportunities to ensure the future employment growth of the town.

- **Loss of employment opportunities**

Not only the loss of food production but the impact of lost employment opportunities for future generations.

- **Impact on existing businesses**

Accepting of this plan change will have a huge impact on present and future rural operations in this area eg Jones Orchard. Although no complaints covenants are planned to be placed on occupiers it will still compromise these business operations. Warning signs are displayed when spraying is in progress so will some residents need to leave during this time? Some may not know they are allergic to these sprays until they experience them.

Highland Motor Sport Park is becoming a well known, must see tourist destination in Cromwell. The owner, Tony Quinn has spent millions of dollars developing this excellent facility to the benefit of the community and its visitors. He deserves the support of Council and the community to continue this business without ongoing stresses on how the motor sport park affects nearby residents.

The Central Speedway also brings visitors to our district as well as a popular activity for the local community. Will these new residents continue to accept the noise levels or will eventually these businesses/activities be constrained because they are in the middle of a residential area?

- **Impact on intending residents**

Expectations are that intending residents sign a non complaints covenant. We shouldn't be developing residential areas expecting people to accept restrictive no-complaint covenants for something which could be hazardous to their health.

- **Limitations of no complaints covenant**

"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 application." Bell Gully

Will the no complaints covenant extend to tenants, visitors and staff who work in the facilities? If not members of the public using the facilities or working in the district such as

teachers, medical staff etc could gather the numbers and complain. Where will that leave existing businesses who have been loyal to Cromwell investing in the community?

- **Delay decisions until Cromwell Master Plan and District Plan reviews completed**

It would be more expedient to ensure zones already zoned residential be developed before we consider encroaching on this rural land. eg off Waenga Drive.

RTRA acknowledge the known and proposed residential developments might satisfy demand to 2028 but in the long term (2043) a shortfall of urban capacity is anticipated. So there is time to reflect on the current and anticipated growth and not rush into a decision. At least until the Cromwell Masterplan and the District Plan review are completed, ensuring all future needs of Cromwell are determined, no decision should be made.