

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: Theresa Edgar (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 number + size of the sections. The whole development in general.

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

My submission is:

I oppose the proposed plan change 13. reasons on seperate paper.

(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:

deny the plan change.

(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)

T. Edgar

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)

15.06.18

Date

Electronic address for service of submitter: *tessedgar2@gmail.com*

Telephone No: *0277333777*

Postal Address: *18 Sandflat Road*
Gronowell

Contact Person: *Theresa Edgar*
(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.

Submission on proposed Plan Change 13 to the Central Otago District Plan

Reasons for my opposition.

The amount of traffic generated by adding more than 900 properties plus a retirement home. With traffic not being able to go directly onto State Highway 6, the traffic on Sandflat Road will be more than the road is designed for. There will also be difficulty exiting Sandflat Road. SH6 in peak hours leading to and from Queenstown is already congested and more cars will only add to the problem.

Ambulance access to the retirement home could be compromised, especially when there is an event at Highlands.

There are no footpaths or cycleways on SH6 for people wanting to travel that way to Cromwell itself. The right turn into Cemetery Road, where traffic has to veer to the left hand side shoulder of the road to avoid right turning traffic, if anyone is walking or cycling in to Cromwell this is a disaster waiting to happen.

The pollution from the extra cars, both exhaust and noise.

Noise pollution in general coming from 900+ houses in such a small area.

Pollution from fireplaces in winter.

That many houses on the area would be an eyesore.

The population of Cromwell at the moment is approx 4800, I would estimate that with 900 new houses in the above development alone, the population would reach nearly 6000. This doesn't account for the new subdivision in Gair Ave etc. I imagine these people would want to use the facilities and shops available in Cromwell regularly, I don't think the infrastructure is in place to cater to this. You just need to see the chaos that unfolds over the Christmas- New Year period eg traffic congestion, no parking in The Mall, difficult to find parking at the local Supermarkets, petrol station queues reaching the road.