

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: TREVOR STANTON MCKINLAY (Full name)

JACKIE ELAINE MCKINLAY

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:

Please see attached document

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

My submission is:

Please see attached document

(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:

Either (a) do nothing, retaining current resource area
Or (b) await the District Plan Review

(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 June 2018

Date

Electronic address for service of submitter:

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RD2 Cromwell, 9384

Contact Person:

Trevor McKinlay

(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.

Trevor. S. McKinlay

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Submission to Central Otago District Council in respect of proposed change to Section 13

- 1 My wife and I oppose the proposed plan change. Our concerns are about
- (a) **The abruptness** of the proposal: not enough time for informed debate by Cromwell people.
This change is based on a 500 page document which needs time to be unpacked and digested.
 - (b) **The size** of the proposal: 900 accommodation units represents a massive increase in the total number of existing houses in Cromwell. That needs a close, measured look, not fast-tracking!
There has been no public debate about an optimum size for Cromwell.
 - (c) **The ghetto danger**: Houses built on sections as small as 160m² ?? Yes, Cromwell needs small housing units at affordable prices, but NOT large volume, high-density! Is there a plan to avert the dangers of the social problems that could arise from them?
 - (d) **Its impact upon current provisions for roading**: no mention of the obvious need to tarseal Sandflat Road, nor how traffic might be directed into the existing part of Cromwell. Will National Roads authorities even allow such large volumes of traffic onto State Highway 6?
 - (e) **How this proposal sits with the motorsport park owners**, right across Sandflat Road. Their investment in Cromwell has without doubt been the biggest in the area's history. We have no interest in motorsport, but we respect the contribution Highlands Motorsport has made and will continue to make. Will they have to suffer unending objections to the noise of cars on their tracks because Council now chooses to allow residential development close by?
 - (f) **How the proposal impacts upon the shape of Cromwell** as it is now. MOW Cromwell was added to Old Cromwell, then the Industrial Area was developed. What about all the other land unoccupied between the Industrial Area and this area? What about land between Cromwell and Lowburn? Are we being asked to agree to the current proposals because the developers could afford the land, and found a willing seller, or because it's good for Cromwell?
 - (g) **Whether the social (=human) fabric of Cromwell is ready** for this virtual doubling in demand. Social services are stretched now. Baby boomers are coming in droves. They'll get older and needier by the year. Which of the consultants used by CODC specialise in this vital area? Has there been any contribution by the developer to the necessary social research?
 - (h) **Lack of clarity about the extent of – and no doubt, the limits to - the developers' intentions around provision for infrastructural needs** in support of such a large number of housing units. What is the deadline for such infrastructure? Who will pay? Cost/benefit for CODC ratepayers?

Respectfully submitted



Trevor S McKinlay, also representing Jackie E McKinlay