

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: Alex TOMY Smith
(Full name)

This is a submission on proposed Plan Change 14 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 minimum size of the allotments within the proposed subdivision and affects rural activities will have on these allotments and increased traffic flows on Ripponvale Road
(Please give details and continue on additional page if necessary)

My submission is:

~~attached:~~
I Do NOT support the Plan change as it is proposed - see attached submission

(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:

Don't allow allotments smaller than currently allowed = 2 HA or average of 8 HA

(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)

4-12-19

Date

Electronic address for service of submitter: alco7@xtra.co.nz

Telephone No: 027 224 7517

Postal Address: 123 Ripponvale Road

Cromwell

Contact Person: Alan Smith

(name & designation, if applicable)

SUBMISSIONS CLOSE IN RESPONSE TO PROPOSED PLAN CHANGE 14 ON
WEDNESDAY 18 DECEMBER 2019

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.

The District plan already allows for allotments to be a minimum size of 2 ha which for a rural area is fine, but anything smaller is creating nothing more than a large residential section of which we already have plenty more planned and already under development within the town area.

I have previously expressed my concerns on this matter to the Council in August 2016 (letter attached) and still we seem to be heading down the same road again. Frost fans operate on orchards in the Ripponvale road area including my own and those on the cherry corps property any time from 11 pm to 9 am and can all be heard quite clearly from within my own home throughout the night during the frosty periods of the season and we all accept this as part of living in a rural area. But beware if we have an influx of up to a minimum of 150 extra residents on properties way smaller than the rules currently allow dose the Council not think we are going to have complaints regarding both noise and agricultural spraying.

The problems currently being experienced in Letts Gully road Alexandra will be the tip of the iceberg and how will the Council deal with the tidal wave of complaints from this development once frost protection gets underway in the future.

How will Ripponvale road cope with the extra traffic flow which one could presume to increase by at least four times above the current rate on a road which is barely wide enough now to allow two large trucks to pass safely let alone the safety of the large number of cyclists that use the road.

Should this development go ahead will it set a precedence allowing all other properties on Ripponvale Road to also be subdivided down to as small as 2000 sqm ?, All things the Council needs to consider very carefully as this could see an end to cherry growing for any neighbouring properties in the area as both spraying and frost protection will become impossible.

We seem to be seeing the Council being pushed into corners by developers all for the profit of those developers but at a cost to the existing communities.

Do the right thing and enforce the current rules as they are.

Regards Alan Smith

29 August 2016

The Chief Executive

Central Otago District Council

Po Box 122

Alexandra

I am writing in response to the enclosed RC application No 160222, I realise this will reach you outside the deadline date of 25 August but I see this as an opportunity to voice my increasing concern of both rural and rural residential land being able to be subdivided down into sizes which are no more than large residential sections. When both panels and the council are deciding on such matters they must consider the consequences this can have on the surrounding property owners, who are dependent on growing produce on their property and the complications that are created when residential properties are in very close proximity to orchard operations. Matters such as frost protection, bird protection and the most difficult of all chemical spraying are all things that will come under scrutiny as more land is broken down into smaller blocks. It's easy for the council to say this is all allowable activities in the said area but that sort of attitude will not be tolerated in the future as more residential type properties are built.

Ripponvale is an area which has great value for the growing of various produce and we (the residents) along with the council must protect it from allowing developers to cut it into tiny blocks for short term financial gains. I am not opposed to the current application, but we all need to be very careful as to how we allow this land to be disposed of both now and in the years to come.

Maybe the council needs to look into this matter further as we head into possible changes to the district plan over the coming months, I'm sure I will not be the only person who shares the same views on this matter as I do.

I would like to hear a response from the council on this matter, and look forward to any further communication about this as it's something many other residents feel passionate about also but will probably never get off their butts and do anything about it.

Remember, once it's gone we will never get it back.

Regards

Alan Smith