

**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: David James Griffin

(Full name)

This is a submission on proposed Plan Change 14 to the Central Otago District Plan (the proposal).

I could not* gain an advantage in trade competition through this submission.

(* Select one)

I am 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 increasing size and traffic flow of Ripponvale Road throughout different seasons, the aesthetic coherence and recreational attributes of the rural area, the water supply and concerns for emergency services e.g. firefighters management of existing rural business.

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

My submission is:

Myself as an individual and my family are opposed to the change of Plans 14 to the Central Otago District Plan. This is because the resulting plans propose five 'rural lifestyle areas' to be put in to the section. Living in a rural area was a choice everyone on Ripponvale Road chose because it meant they were away from town and neighbours weren't in close proximity. Living in a rural part of a town provides more aesthetically pleasing views and scenery as well as the use of more recreational land, for example more orchards. The proposal of adding these sections that are as small as 2000m² would mean that it is not the correct rural feel with sections in the residential areas being larger than this. It would change the whole aesthetic appeal of Ripponvale road and overall become an overpopulated area . This would start to suggest the Ripponvale

Road was becoming more residential than rural which itself would create more and more issues.

Throughout different seasons during the year the road is always busy. With the Race Course being close by to the proposed plan changes as well as an increase in the amount of traffic on the road during the summer for the purchasing of locally grown fruit, adding more 'rural lifestyle areas' would only add to this increase of traffic. With farmers using the land across the road from this section of proposed change there is frequently cars parked on the side of the road, as well as during the summer employed pickers from various orchards already use the sides of the roads to park vehicles, creating hazards for the residents of Ripponvale Road. Adding these smaller sections to fit more houses into one area is only going to add to the amount of traffic on the road, where I feel it is already starting to get to over populated.

Being the president of the Ripponvale community Water Scheme I see major issues with the proposed change of plans to add more housing into the already existing section. This is because as a rural place we run off rural water tanks to which we already acquire day to day problems with. Adding more houses means that there is more chances of emergency services such as firefighters needed, which require the use of abundant amounts of water on the odd occasion. If an emergency such as a fire would occur, the risk of not having enough water in the tanks to resolve the situation would be another factor to consider.

Adding more housing close to orchards on Ripponvale road creates problems within itself. It means that nearby orchards won't be able to spray when required because of the residue that could drift, they won't be able to frost fight at early hours of the day & night and bird scaring would become limited. All of these things are key factors of an orchard that need to be performed in order to keep the orchard running and Profitable. The orchards provide a lot of full time and seasonal work in the area which intern provide funds to keep Cromwell alive not to mention the NZ economy. Unless the CODC are willing to offer compensation to orchardist for loss of income as a result of poor decision making. If this was to be given the go ahead it will set a president for all other developers to purchase orchards in Ripponvale and sub divide down to 2000'2 I am not sure if you can imagine what would happen if you happened to own a orchard next door Spraying, Frost fighting, Bird scaring and other general Rural/Orchard activities will banned as we have seen lately in Alexandra and Cromwell.

(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)

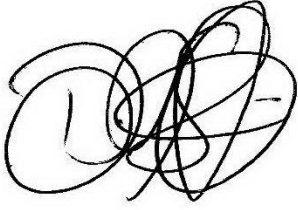
I seek the following decision from the local authority:

The original planned proposal we are opposed to. But if the sections are made to the smallest being 2 hectares and alternatives to emergency services access and traffic concerns are resolved,

I do wish to be heard in support of my submission. (Please strike out as applicable)

-2-

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)

17th December 2019 **Date**

Electronic address for service of submitter: giffy121065@gmail.com

Telephone No: 0272 601 086

Postal Address: 319 Ripponvale Road 2RD Cromwell, 9384

Contact Person:David Griffin.....
(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.