

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 Gauth Stark
(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:

- Connectivity for off-road access along Ripponvale Road
- Adverse impact of visual amenity for hillside development
- Promotion of large lot (> 3000m^2 and over) development representing an inefficient use of land.
(Please give details and continue on additional page if necessary)

My submission is:

See attached

(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)

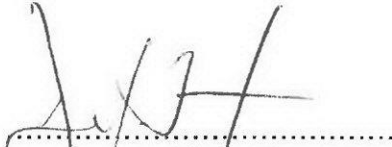
I seek the following decision from the local authority:

See attached

(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)

18/12/19

**Date**

**Electronic address for service of submitter:**

davidstark@meadstark.co.nz

**Telephone No:** 021 916 696

**Postal Address:**

67 Lyggak - Cromwell Road  
Rd 2  
Cromwell

**Contact Person:**

.....  
(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 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.

Plan Change 14 Submission

David Stark

**My submission is**

I consider connectivity to be a very important issue to be managed in relation to Cromwell's growth. The applicant also owns the adjacent property that extends along Ripponvale Road to Kawarau Gorge Road which presents an opportunity to deliver an off-road verge down then length of that road from the proposed subdivision to within a short distance of town for the benefit of future residents of the development and the wider Cromwell community. This is particularly important as the level of motorised vehicle traffic along Ripponvale Road will increase significantly as a result of the proposed development and the recreation reserve area provided for in the application will be accessed by cyclists and pedestrians from town.

I note that the proposed plan change allows for an amenity edge that extends only a short distance along Ripponvale Road. Alternative forms of transport, such as cycling, as a method of residents accessing town should be promoted and provided for as part of this development. The property on the other side of Kawarau Gorge Road is likely to be developed at some stage so a coherent trail network should be developed to facilitate non-motorised connectivity from the property subject to the plan change application into the town centre.

I attended several consultation sessions relating to the Cromwell Masterplan and a number of people were opposed to new houses being built on the hills surrounding the Cromwell Basin that compromised the visual amenity and sense of open space that is highly valued by the community. People expressed a preference for a more clustered approach to landscape development where houses were more tightly grouped rather than scattered across a wide area. This also provides greater efficiency in the services and roading for the developer. Therefore, I oppose the aspects of the plan change that facilitate the development of housing any significant distance up the hillsides and consider that these parts of the should be included in the open space area marked ONL on the plan on page 43 of the application.

As compensation for the extension of the open space area, which would result in the loss of the RLA5 area, one of the RLA4 areas and part of the RLA3 area, I suggest that higher density be provided for across the remaining areas of the plan such as 2000m<sup>2</sup> minimum lot size across the lower parts of the property. This will provide for much greater efficiency in the use of the land, the required services and the roading infrastructure and increase the recreation area available for residents.

I consider that 3,000m<sup>2</sup> and 4,000m<sup>2</sup> sections tend to be underutilised and result in an inefficient use of land. If the Council is going to approve a plan change away from the existing town boundaries it should do so in a manner that promotes the efficient use of that land rather than larger section sizes that eventually just results in even more rural land being subdivided to meet the requirements of the town's growing population and demand for rural-type sections.

**I seek the following decision from the local authority**

That the plan change be granted subject to significant modifications.

Require a mixed-use path extending from the proposed development to Kawarau Gorge Road at an appropriate crossing point for eventual connection into the existing town area. The Council should promote a trail network to be developed to facilitate non-motorised connectivity from the property into the town centre.

Require the applicant to modify its proposal to extend the recreational area to encompass a greater portion of the hill and increase the area designated RLA1 to cover a greater portion of the land on the flatter parts of the property.

Require amenity areas to provide connections linking Ripponvale Road to the recreational area marked ONL on the page 43 plan at appropriate points to enable a loop track to be developed around the boundary of the property.

Ensure that the mechanism facilitating the recreational space is secure and robust so that it cannot be undermined in the future.