

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: M e BC Zareh
(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:

All of Plan Change 14
(Please give details and continue on additional page if necessary)

My submission is:

As an adjoining owner we fully support Plan Change 14 and consider it will result in appropriate use of the land. Additional reasons for our support are noted on the attached page.

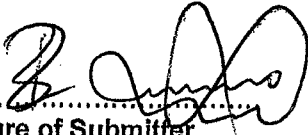
- (Please include:
• whether you support or oppose the specific provisions or wish to have them amended; and
• reasons for your views;
and continue on additional page if necessary)

I seek the following decision from the local authority:

Approve Plan Change 14 in its entirety
(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)

18/12/2019
Date

Electronic address for service of submitter: bonniemcneill87@hotmail.com

Telephone No: 0272058709

Postal Address: 51 McFelin Road
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 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.

Plan Change 14 Submission Attachment – M & B Zareh

- The plan change results in an expansion of the Pisa Range Outstanding Natural Landscape to encompass and protect a larger area of the visually significant slope.
- Through the proposed structure plan and proposed rules NZ Cherry Corp will expand their cherry operation and therefore this will result in a more intensive use of the soil resource resulting in benefits for productive capacity.
- The structure plan is a considered response to development of the site in that larger lots are located towards the outlying areas of the site where there are greater landscape values and a greater degree of landscape sensitivity while the smaller lots are to be located on the flat central part of the site. No build areas have also been identified in areas that are visually sensitivity or subject to natural hazards.
- The structure plan also provides for larger sites at the perimeter of the site and small sites located within the development creating more potential for a buffer to adjoining rural activities. Planting at the site boundaries will also help mitigate potential reverse sensitivity effects.
- The proposal will provide another offering to the market (for rural lifestyle lots) within the Cromwell area and the five Rural Lifestyle Areas provide a range of future rural lifestyle living opportunities.
- The plan change consolidates an area of rural lifestyle living by extending the rural residential zone along Ripponvale Road and therefore by directing rural residential/rural lifestyle development to this area allows for cohesive future expansion and prevents or discourages further fragmentation of Cromwell's soil resource in an ad-hoc manner.
- The plan change area is only a short distance from Cromwell's town and business/industrial areas. This means that the plan change area will still be reliant on Cromwell's centres rather than in competition and residents of this area will still contribute economically to Cromwell and the wider district.
- The development of the site has the potential to result in job creation for the cherry orchard, plus site works and building works which will contribute economically to Cromwell.
- The plan change will provide public access for walking and biking tracks within the ONL which adds to the community's recreation opportunities.