

**Submission on a Publicly Notified
Proposal for Policy Statement or Plan**

Plan Change 14: Shannon Farm ("PC14")

To: **Central Otago District Council ("Council")**

Name of Submitter: **Residents for Responsible Development Cromwell
("R4RDC")**

Introduction

1. PC14 has been described as a proposal to:

... rezone land at Ripponvale Road near Cromwell from Rural Resource Area to Rural Resource Area (5) to enable the comprehensive and integrated subdivision and development of the land. The plan change also provides for enlargement of the Outstanding Natural Landscape (ONL) notation and for a reduction in the Significant Amenity Landscape (SAL) notation on the land subject to the private plan change request.
2. Proposed changes under PC14 include:
 - (a) Amendment of Maps 44 and 51 of the Operative Central Otago District Plan to apply a new Rural Resource Area (5) [RuRA(5)] to approximately 142 hectares of land that has frontage to Ripponvale Road, near Cromwell.
 - (b) Amendment of Maps 44 and 51 to enlarge the Outstanding Natural Landscape (ONL) notation and to reduce the Significant Amenity Landscape (SAL) notation.
3. The total land area subject to Plan Change 14 is approximately **244 hectares**.
4. R4RDC is an incorporated society, representing residents of Cromwell. Its object (ie purpose) is:

The responsible, sustainable quality growth and development of Cromwell.
5. R4RDC makes this submission with this purpose in mind and on behalf of its members and its supporting residents of Cromwell.
6. R4RDC has an interest in PC14 as a whole, and as such, the submission relates to PC14 in its entirety.
7. R4RDC is not a trade competitor and could not gain an advantage in trade competition through this submission.

Submission

8. R4RDC **opposes** PC14, unless or until its concerns relating to the plan change are resolved.

Reasons for the Submission

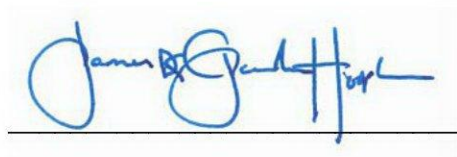
9. In its current form, PC14:
- (a) will not implement and / or give effect to the objectives, policies, and other provisions of the relevant planning instruments, including the other strategic and more specific provisions of the PDP, as well as the Regional Policy Statement; and
 - (b) are otherwise inconsistent with and / or will not achieve the purpose of the RMA and the other provisions of Part 2 of the RMA; and
 - (c) fail to meet the requirements of section 32 of the RMA.
10. In addition, and without limiting the above, in its current form, PC14:
- (a) Is inconsistent with the Cromwell Masterplan Spatial Framework, which is intended to guide plan zoning and development – and is “crucial or the future development of the Cromwell basin”. The Plan was developed from community feedback received in 2018, and was adopted by the Cromwell Community Board in May 2019. Key priorities from community feedback included:
 - (i) retaining productive land;
 - (ii) containing future growth within Cromwell; and
 - (iii) encouraging intensification of residential properties within walkable distance from the Town Centre.
 - (b) Will result in a loss of productive land.
 - (c) Will generate reverse sensitivity effects on established surrounding uses.
 - (d) Will result in undue traffic effects.
 - (e) Will result in undue light pollution to the Cromwell Basin.

Relief sought

11. R4RDC requests the following decision:
- (a) Decline PC14.
 - (b) In the alternative, amendments to PC14 to avoid, remedy or mitigate the effects / concerns identified above.
12. R4RDC wishes to be heard in support of its submission.

13. If others make similar submissions, R4RDC will consider presenting a joint case at any hearing.

DATED 14 December 2019



R4RDC's address for service is C/- James Gardner-Hopkins, Barrister, PO Box 25-160, Wellington 6011.

Documents for service on the Submitter may be sent to that address for service or may be emailed to james@jghbarrister.com. Service by email is preferred, with receipt confirmed by return email.