

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: Richard Murray Wallis & Catherine Mary Woods
(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:

Our amenity values are affected, traffic movements, firefighting concerns

My submission is:

- We oppose the application in its present form as some proposed sections are too small. We believe our amenity values in the area will be affected if sections can be subdivided smaller than two hectares. To allow lots as small as 2000 m² is virtually a residential section in a rural area and are not viable to achieve any rural type activity. This would make doing rural activities harder for others in the area and would have reverse sensitivity implications.
- The traffic control plan does not monitor the extra traffic flows during the fruit season/holiday period on Ripponvale road. There are significant flows of traffic and vehicles parking on the road during this period. It also does not consider cyclist groups who use Ripponvale road to do laps during the summer.

If the application was approved in its present form, there would be additional traffic on Ripponvale road. The additional traffic produced would be significantly more than the current residential population combined.

We believe that the section of road from Shannon's farm to state highway 6 at the north end of Ripponvale road should be improved to allow for this.

- As there will be a significant number of sections if approved, we believe a fire fighting plan or hydrants should be allowed for in the subdivision. To have over 100 lots in such close proximity and rely on what a rural water tank would hold for firefighting in our mind would be insufficient. This would be remiss of the council to allow for this to happen.

I seek the following decision from the local authority:

The application in its present form, we oppose. However, if amended to not have lots smaller than two hectares, and address our traffic and firefighting submission, we would support the application.

I wish/do not wish to be heard in support of my submission.

I do not wish to be heard.

If others make a similar submission, I will consider presenting a joint case with them at a hearing.



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)

Date 16/12/2019

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

Telephone No: 03 445 3005.....

Postal Address: 1 Alpha St Cromwell (Postal).....

528 Kawarau Gorge Road Cromwell (Physical).....

.....

Contact Person: Richard Wallis (fruit grower).....
(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.