

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: James Dickey  
(Full name)

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

I ~~can~~/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:

The entire proposal.

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

My submission is:

Please see attached (A)

(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:

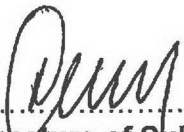
Please see attached (B)

(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)

10/12/2019  
.....  
**Date**

**Electronic address for service of submitter:**

James@grapevision.co.nz

**Telephone No:**

0274450602

**Postal Address:**

128 Cairnmuir Road, RD1,  
Cromwell, 9384

**Contact Person:**

N/A.  
.....  
(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 – Attachment A

My submission is Plan Change 14 will:

- 1) Result in a loss of a substantial amount of versatile soils due to residential sub-division of rural land
- 2) Result in reverse sensitivity effects both from noise (farming, motorsport and planes) and spray drift
- 3) Act against the Cromwell Masterplan Spatial Framework which seeks to preserve rural land and ensure residential development is confined to defined areas
- 4) Act against the Cromwell airport which currently has no noise contours and no airport protection zone
- 5) Provide light pollution to the Cromwell Basin due to the altitude of the proposed residential development
- 6) Increase traffic on Ripponvale Road which is not sized for the number of people potentially living in the proposed residential zone
- 7) Increase traffic on both junctions of Ripponvale Road and State Highway 6 as well as where Ord Road meets State Highway 6

## Plan Change 14 – Attachment B

I seek the following decision from the local authority:

- 1) Reject Plan Change 14 completely
- 2) If the entire sub-division is not rejected then impose conditions which will address the issues raised above.