

CENTRAL OTAGO DISTRICT COUNCIL

CENTRAL OTAGO DISTRICT PLAN

PROPOSED PLAN CHANGE 15

SUBMISSIONS

FURTHER SUBMISSIONS IN SUPPORT OF OR OPPOSITION TO ORIGINAL
SUBMISSIONS CLOSE ON FRIDAY 11 SEPTEMBER 2020

IMPORTANT NOTES

- The Index to Submissions lists submitters to Plan Change 15 alphabetically.
- The Summary of Decisions Requested in Submissions contains a Submission Point Number for each summarised submission point. These numbers have been attached to the submissions for ease of reference.
- Further submissions are to be in writing on Form 6 or to the like effect. Forms are available where the Summary and submissions are available for inspection.
- Further submissions must clearly identify the submission and Submission Point that the further submission relates to.
- Further submissions must be lodged with the Council by **Friday 11 September 2020.**
- Within 5 working days after making a further submission, a copy of the further submission must be served on the person who made the original submission.
- **Further submissions may only be in support of or opposition to submissions already made. A further submission cannot extend the scope of the original submission and can only seek that the original submission be accepted or rejected.**

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RESOURCE MANAGEMENT ACT 1991

FORM 5

RECEIVED
17/07/2020
CODC

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 Saul Bedford of Alexandra
.....ddd.....
(Full name)

Submitter:

This is a submission on proposed Plan Change 15 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:

Pat Houlahan subdivision, Clyde
.....
.....
.....
(Please give details and continue on additional page if necessary)

My submission is:

in support of the subdivision
.....
.....
.....

(Please include:

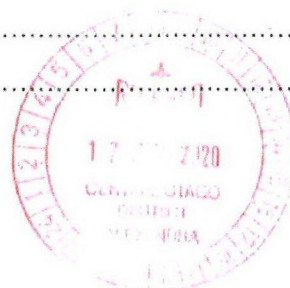
- whether you support or oppose the specific provisions or wish to have them amended; and
 - reasons for your views;
- and continue on additional page if necessary)

I seek the following decision from the local authority:


Approval to proceed
.....
.....
.....

(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)

14/07/2020
.....
Date

Electronic address for service of submitter:

Telephone No: 021 340 722

Postal Address:

25 Bodkin Road

Alexandra 9320

Contact Person:

Saul

(name & designation, if applicable)

SUBMISSIONS CLOSE IN RESPONSE TO PROPOSED PLAN CHANGE 15 ON
MONDAY 10 AUGUST 2020

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.

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 Robert James Bell of 10 Brandon street
(Full name) Alexandra

Submitter:

This is a submission on proposed Plan Change 15 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:

clayde subdivision & mytton turn road
Haulahan Enterprises

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

My submission is:

I support this subdivision due
to the lack of available housing
and sections in our area.

(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)

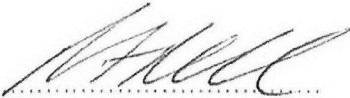
I seek the following decision from the local authority:

To have subdivision approved

(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)

24/07/20

Date

Electronic address for service of submitter:

robbie.b@hot.co.nz

Telephone No: 027 2030151

Postal Address:

10 Brandon St

Alexandra

Contact Person:

Robbie Bell

(name & designation, if applicable)

SUBMISSIONS CLOSE IN RESPONSE TO PROPOSED PLAN CHANGE 15 ON
MONDAY 10 AUGUST 2020

Note to person making submission

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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

74 Mutton town road, Clyde.

Name

of *Jessica Grace Chick*

Submitter:

.....ddd.....

(Full name)

This is a submission on proposed Plan Change 15 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:

Clyde subdivision on Mutton town road.

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

My submission is:

*I support the subdivision fully as it will benefit
Clyde & central Otago. Bringing people into jobs and
boosting the local economy.*

(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:

To be approved.

(Please give precise details)

do not wish.

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)

...28.07.2020.....
Date

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

Telephone No:02 742 61959.....

Postal Address:74 Mutton town road.....
.....Clyde 9391.....
.....

Contact Person:Jessica Chick.....
(name & designation, if applicable)

SUBMISSIONS CLOSE IN RESPONSE TO PROPOSED PLAN CHANGE 15 ON
MONDAY 10 AUGUST 2020

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.

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- it would be an abuse of the hearing process to allow the submission (or the part) to be taken further:
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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

74 Mutton town Road clyde

Name

of

Simon martin Chick

Submitter:

ddd

(Full name)

This is a submission on proposed Plan Change 15 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:

Clyde Subdivision on mutton town Road

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

My submission is:

As a carpenter living and working in the community
I think this proposal will only bring positive change
to clyde and the region. Jobs and spending
money in the community.

(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:

To Approve the proposal.

(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)

28-07-2020

Date

Electronic address for service of submitter:

Simonchick89@gmail.com

Telephone No: 0274514818

Postal Address:

74 Muttonbush Road
Cleve 9391

Contact Person:

Simon Chick

(name & designation, if applicable)

SUBMISSIONS CLOSE IN RESPONSE TO PROPOSED PLAN CHANGE 15 ON
MONDAY 10 AUGUST 2020

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.

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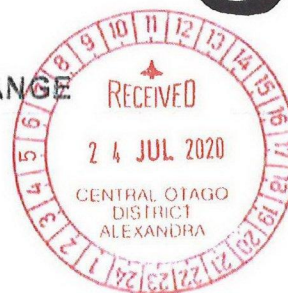
RESOURCE MANAGEMENT ACT 1991

FORM 5

SUBMISSION ON NOTIFIED PROPOSED PLAN CHANGE TO CENTRAL OTAGO DISTRICT PLAN

Clause 6 of Schedule 1, Resource Management Act 1991

5



To: Central Otago District Council
PO Box 122
ALEXANDRA 9340

Name Avon Dyson of Alexandra
ddd (Full name)

Submitter:

This is a submission on proposed Plan Change 15 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:

Clyde Subdivision - Muttonbush Road
Hulahan Enterprises

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

My submission is:

Support this proposal. More sections are required
to keep up demand as well as offer future
opportunities for our community to grow and attract
new people to the district.

(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:

Approval of subdivision

(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)

24/07/2020
.....
Date

Electronic address for service of submitter:

adyon@hotmail.co.nz

Telephone No: 448 5031

Postal Address:

PO box 432
Alexandra

Contact Person:

Aaron Dyson

(name & designation, if applicable)

SUBMISSIONS CLOSE IN RESPONSE TO PROPOSED PLAN CHANGE 15 ON
MONDAY 10 AUGUST 2020

Note to person making submission

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- it discloses no reasonable or relevant case;
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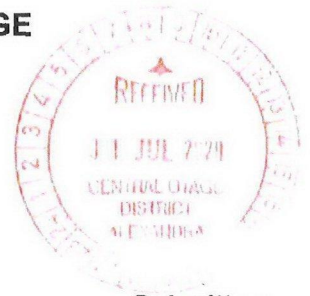
RESOURCE MANAGEMENT ACT 1991

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 ddd James Maurice of Hutton
(Full name)

Submitter:

This is a submission on proposed Plan Change 15 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:

.....
.....
.....
.....

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

My submission is:

I would like to make a submission regarding the rezoning of land on Muttontown Road. I own Lot 1 DP 331535 and would like this land rezoned from rural residential to residential. If this could be done in conjunction with the Houlahan Development.

(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)

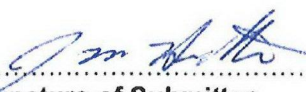
I seek the following decision from the local authority:

.....
.....
.....
.....

(Please 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)

28 7 2020
.....

Date

Electronic address for service of submitter:

Telephone No: 0272213026

Postal Address:

84 Muttontown Road
.....
R.D. 1
.....
Alexandra 9391
.....

Contact Person:

Jim
.....
(name & designation, if applicable)

SUBMISSIONS CLOSE IN RESPONSE TO PROPOSED PLAN CHANGE 15 ON
MONDAY 10 AUGUST 2020

Note to person making submission

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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
ALEXANDRIA 9340

Name John MacKay of Benchmark Construction Submitter:
ddd
(Full name)

This is a submission on proposed Plan Change 15 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:

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

My submission is:

I support the Plan Change
Lack of available land to be developed for
residential lots in Clyde.

7/1

(Please include:

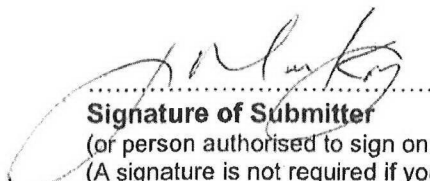
- whether you support or oppose the specific provisions or wish to have them amended; and
- reasons for your views;
and continue on additional page if necessary)

I seek the following decision from the local authority:

.....
.....
.....
.....
(Please 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)

.....
Date

Electronic address for service of submitter:

john@benchmarkconstruction.com.au

Telephone No: 03 448 7635

Postal Address:

P.O. Box 161

Alexandra 9340

Contact Person:

John Mackay Managing Director.

(name & designation, if applicable)

SUBMISSIONS CLOSE IN RESPONSE TO PROPOSED PLAN CHANGE 15 ON
MONDAY 10 AUGUST 2020

Note to person making submission

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8

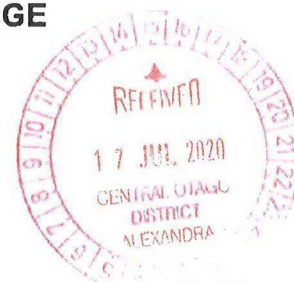
RESOURCE MANAGEMENT ACT 1991

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 SHANE NORTON

of EARN'S CLEUGH

Submitter:

(Full name)

This is a submission on proposed Plan Change 15 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:

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

My submission is:

8/1

CENTRAL OTAGO IS DESPERATE FOR DEVELOPMENT TO
KEEP OUR COMMUNITY PROSPERING.
PLAN CHANGE 15 IS ONE OF THE MANY DEVELOPMENTS
WE NEED

(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:

TO APPROVE PLAN CHANGE 15

(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)

17 - 07 - 20
.....
Date

Electronic address for service of submitter:

norton.shane@ygho.co.nz

Telephone No:

0275 468 093

Postal Address:

38 MARSHALL RD

EARNSCLEIGH

Contact Person:

.....
(name & designation, if applicable)

SUBMISSIONS CLOSE IN RESPONSE TO PROPOSED PLAN CHANGE 15 ON
MONDAY 10 AUGUST 2020

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.

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- 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.

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
ALEXANDRIA 9340

Name DAVID BARRINGTON SMYTHE of MUTTON TOWN RD, CLYDE
.....ddd.....
(Full name)

Submitter:

This is a submission on proposed Plan Change 15 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:

Consideration of future re-zoning of Mutton Town Rd.
(see attached)

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

My submission is:

I support this proposal
(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:

This proposal is approved subject to the infrastructure
work allowing for possible future development
along Mutton Town Rd.

(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)

6/8/20
.....
Date

Electronic address for service of submitter:

dk Smythe 2010@extra.co.nz

Telephone No:

027-2263875

Postal Address:

PO Box 20
Plyde

Contact Person:

DAVID SMYTHE
(name & designation, if applicable)

SUBMISSIONS CLOSE IN RESPONSE TO PROPOSED PLAN CHANGE 15 ON
MONDAY 10 AUGUST 2020

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.

6/8/20

PLAN 15 -

PROPOSED RE-ZONING, MUTTON TOWN ROAD

I support this proposal but submit that over the next few years the whole of Mutton Town Road should be re-zoned for the reasons listed below.

Therefore approval for this re-zoning should take this into account.

1. As identified in Plan 15, Mutton Town Road is the most suitable area for the expansion of Clyde. Also mentioned in 10 year plan. (see attached) **(A)**
2. This would allow for a co-ordinated plan to be created to avoid unnecessary duplication of work, and possible fragmented development in the future.
3. As identified in Plan 15, this land is not ideal for horticulture. We have owned the vineyard in Mutton Town Road since 2011 and despite our best efforts have been unable to achieve the yields necessary to achieve an economic return. We are therefore looking at our subdivision options.
4. In 2015 we surveyed landowners in Mutton Town Road about supporting the re-zoning to residential. Most were in favour - 7 agreed - 3 wanted more information - 3 were against as they were concerned about the effects of the proposed sewage plant and the increase in their rates. (see attached) **(B)**
5. The land at the southern end of Mutton Town Road (8.34 hectares) previously zoned for the proposed sewage plant, is owned by the council. Subject to requirements of the Public Works Act 1981, this could be a valuable asset for the council, including possible land for affordable housing development. (see attached) **(C)**

9/1

9/2

9/3

9/4

9/5

9/6

David Smythe



TIMING OPTIONS FOR ADDRESSING THIS ISSUE

TIMING OPTION 1: COUNCIL'S PREFERRED OPTION

Staged reticulation with wastewater piped to Alexandra and treated at the Alexandra Wastewater Treatment site.

This is the preferred option as it will spread the cost of the project over a longer period. This will provide Clyde residents with more time to prepare for the upfront costs. It will enable properties in the newer areas of Clyde to benefit from the investment they have made in septic tanks before they are connected to the scheme.

A reticulated wastewater system would be constructed for Clyde in three stages.

Wastewater would be piped from Clyde to Alexandra, and treated at the existing Alexandra Wastewater Treatment Plant.

The proposal is to implement the project in three stages.

Stage 1: would be undertaken between 2018 and 2021 and will include the commercial and heritage precinct, and all properties between Sunderland Street and the Clutha River. It would include Dunstan Hospital and the Clyde camping ground. This would address all existing individually consented commercial properties, and the older septic tanks.

The pipeline would be constructed between Clyde and Alexandra, ideally with the new water pipeline. It would also enable further growth to occur, subject to appropriate zoning or resource consent, in the Muttontown area from 2021.

Stage 2: would be undertaken between 2028 and 2033 and will include the remaining area between Sunderland Street, Hazlett Street and Orchard Street. This area was largely developed prior to 1997 when changes to the requirements of septic tanks were introduced.

This stage would also include upgrades to the Alexandra Wastewater Treatment Plant to accommodate the additional flow and improve discharge quality.

Stage 3: would be undertaken between 2038 and 2042 and reticulation will be extended to the remaining residential area between Hazlett Street, Orchard Drive and State Highway 8. This area was developed after 1997, when changes to the requirements of septic tanks were introduced, meaning these tanks provide a safer solution to older tanks and therefore there is less urgency to replace them.

The total cost attributed to this project is \$28,300,000 in today's dollars, which is equal to \$35,802,000 over the project timeline taking into account inflation.

The cost of the project will be spread over a longer period, improving affordability of the scheme.

Septic tanks in recent subdivisions would continue to be used for another 20-25 years.

The full environmental benefits of the whole project would not be recognised from the outset.

There is financial benefit that may be gained through placing the pipe for sewerage at the same time as the pipe for water.

The project will be funded by a loan sourced from either internal or external borrowing dependent on cash reserves at the time. Loan repayments, less any ongoing depreciation charges, will be rate-funded.

For Clyde ratepayers, at the time they connect to the wastewater scheme the additional \$56 rate will be replaced by the district wastewater charge (which in 2018/19 is \$577.48). If residents choose to pay the connection fee over 10 years, they would pay the district wastewater charge on top of their annual connection payment.

DRAFT 10 YEAR PLAN – SUPPORT DOCUMENTS FOR ONLINE SUBMISSION FROM D SMYTHE

1. We own an 8 hectare property in Mutton Town Road, Clyde and since 2015 have been promoting the option of re-zoning the area to residential – see attached.

At that stage it was on the basis that a Clyde sewage scheme would be built on land at the southern end of Mutton Town Road, it was an area of concern for some landowners in the area.

I support option 1 in the draft plan as it overcomes these concerns and moves things along without delay, allowing re-zoning to take place and development to occur.

We have done subdivision development in the past and are keen to bring that experience to a stage development of our land over the next few years.

2. For many years I have been interested in affordable housing and see this as a perfect opportunity to put these ideas into practice. I believe with good design, this can be achieved efficiently and attractively. I wish to explore the options of promoting a pre-fabricated housing manufacturing operation in our area, and the establishment of a training academy similar to that recently established in Balclutha – see recent ODT article attached.

Also for the last 22 years, I have worked with Otago Furniture Company in Dunedin. They are one of NZ's largest and certainly the most experienced furniture manufacturer in the country. (they celebrate 150 year anniversary this year as a 5th generation family business). My role in design development and marketing has shown me their ability to link their manufacturing efficiencies to varied projects. I would be keen to explore this as part of the mix.

I am also aware one of the challenges for prefabricated houses is the ability of the customer to obtain bank mortgage finance during the construction process, given the perceived risks from the bank's view until the finished house is on the customers section. Options are being explored around the country to address this, but in the meantime, one possible option is for the subdivision developer to offer a land and house package, where they in effect finance the house build. I would be keen to evaluate this option.

I have requested to make a submission personally to the council and look forward to answering any questions at that time.

David Smythe

37 Mutton Town Road (P.O. Box 20) CLYDE

24.04.2018





WELLER SURVEYING LIMITED

LAND SURVEYING CONSULTANTS

Postal Address:
PO Box 354
ALEXANDRA 9340

Location:
123 Centennial Avenue
ALEXANDRA 9340

Telephone: 03 448 8501
Cell Phone: 0274 360 369
Email: weller.alex@stra.co.nz

27 January 2016

Ref. 2439-1

The Chief Executive
Central Otago District Council
PO Box 122
ALEXANDRA

ATTN: Louise van der Voort

Dear Louise

**Proposal for additional land to be zoned for residential activity as part of
Central Otago District Plan review-- Mutton Town Road, Clyde.**

Background

Barrington Trust owns Barrington Vineyard on Mutton Town Road.

I have been asked by David Smythe of Barrington Trust to write to Central Otago District Council to suggest that land with frontage onto Mutton Town Road be considered by Council for rezoning as Residential Resource Area land as part of the District Plan review.

Mr Smythe has been in discussions with landowners bordering Mutton Town Road regarding the proposed change in zoning.

To date the result of those discussions has been that the owners of seven properties have agreed to the rezoning, the owners of three properties have requested more information and the owners of three properties were against the change of zoning. Enclosed is a letter signed by Mr Smythe providing details of those discussions.

Zoning.

The land on the east side of Mutton Town Road is currently zoned Rural Residential within the Rural Resource Area of the Central Otago District Plan.

The land on the west side of Mutton Town Road is currently zoned Rural Resource Area of the Central Otago District Plan.

The Proposal.

The land adjacent to Mutton Town Road is located at the south end of Clyde and provides a logical area for expansion of the Clyde Township. The land is generally flat.

Mr Smythe and some of the other owners of land with frontage onto Mutton Town Road would like Central Otago District Council to consider changing the zoning of their land to Residential Resource Area.

The area proposed for residential zoning is located District Plan Maps 10, 11 and 42.

The landowners understand that Council has not been willing to rezone additional land in the Clyde area for residential use as no reticulated wastewater disposal system has been available for Clyde. Any rezoning of the land subject to this proposal could be tagged so that subdivision consent will not be granted by Council for residential subdivision of that land until a reticulated wastewater disposal system has been installed which residential allotments can connect to.

Land at the south end of Mutton Town Road has the designation D242 and is designated for "Wastewater Treatment and Disposal".

The Environment Court decision dated 9 June 2008 provides for a 10 year designation for that purpose with strict conditions regarding limiting odour emissions, no oxidation ponds and no installations being closer than 150 metres from the south boundary of the designated site.

Mr Smythe proposes that vineyard on adjoining Lot 2 DP 300714 and Lot 2 DP 428116 owned by Barrington Trust will be retained within 150 metres of the wastewater disposal installation to provide a similar buffer to that proposed by the Environment Court for the south boundary.

The Environment Court approved wastewater treatment and disposal designation expires in June 2018 therefore Council are likely to move forward with the wastewater treatment installation before that date. Rezoning of the Mutton Town Road land to Residential Resource Area land as part of the District Plan review would appear to fit in well with that timetable.

Shortage of residential land.

As Clyde has no more significant areas of Residential zoned land available for development into residential allotments the review of the District Plan provides an ideal opportunity to zone additional land for that purpose.

Current building activity will quickly use up the currently available residential allotments and current zoning will provide no room for residential growth.

Access.

The north end of Mutton Town Road intersects with Sunderland Street and the south end of Mutton Town Road intersects with the Clyde-Alexandra Road (SH 8). Clyde-Alexandra Road is gazetted Limited Access Road.

I note that Mutton Town Road is shown as a Limited Access Road (LAR) on District Plan zoning Maps 11 and 42.

I have correspondence from NZ Transport Agency dated 2009 which notes that "...Muttontown Road is also gazetted Limited Access Road but is administered by Central Otago District Council. Consequently, Central Otago District Council is responsible for the authorisation of any new accesses to Muttontown Road". The LAR designation appears to be a hangover from the pre Clyde Dam era when Mutton Town Road was the main road between Alexandra and Cromwell.

Services.

I anticipate that electricity, telecommunication, domestic water and wastewater servicing will be able to be made available to the rezoned area.

Landscape effects.

The land is flat valley floor land. Residential development on the land will not have any adverse effect on the landscape provided by the rugged thyme covered hillsides surrounding the Alexandra-Clyde basin.

Benefits.

The zoning of additional land for residential activity will satisfy a demand for additional residential activity in the Clyde area.

Any new subdivisions will be required to connect to the reticulated wastewater network and pay appropriate wastewater development contributions. Those contributions will help repay the cost of installing the new wastewater system.

Please contact me if you require additional information regarding the proposal.

Yours faithfully



Geoff Weller

Weller Surveying Limited

Stuart Calder
Subject: Email query about District Plan review
4 July 2016 8:38 am
To: dksmythe2010@xtra.co.nz

Hi David.

Council response attached.

Regards
Stuart Calder

Weller Surveying (2016) Ltd
PO Box 354
Alexandra 9340

Phone 03 446 8501
Mobile 027 449 2220

From: Resource Consents [<mailto:Resource.Consents@ccdc.govt.nz>]
Sent: Friday, 1 July 2016 4:11 p.m.
To: Stuart Calder <weller.alex@xtra.co.nz>
Subject: Email query about District Plan review

Hello Stuart

The district plan review is underway, but as you will understand it is a big process. Notification of the draft might be 18 months away. But I can't give you any definitive indication of timeframes yet.

Thanks
Mat

From: Stuart Calder [<mailto:weller.alex@xtra.co.nz>]
Sent: Tuesday, 28 June 2016 9:31 a.m.
To: Resource Consents <Resource.Consents@ccdc.govt.nz>
Subject: Long Term District Plan

Hi,

I have had a client (David Smythe) call about progress with his submission on the Long Term District plan which he submitted a few months ago at the hearings regarding the rezoning of land around Muttontown Road, Clyde for Rural Residential.

Could you please let me know how this process is going?

MEETING AT CLYDE BISTRO

5 p.m. NOVEMBER 27TH 2015

PURPOSE:- to discuss approaching CODC to re-zone land adjoining Mutton Town Road as residential.

PRESENT:- Kevin and Yvonne Braid, Mark Laing, David Smythe, Phil Bradley, Mark Weatherall, Lewis Weatherall, Esther Weatherall.

(land owners representing 27 ha out of 38 ha total ie: 70%)

AGREED:-

1. The only land available for Clyde to expand on the riverside of the main road adjoins Mutton Town Road. Total area is approximately 38 ha, ie:- possible 500 + sections.
2. Sewage plant for Clyde will probably have to proceed sometime but the cost to the existing rate payers is a problem for CODC.
3. Sewage levy on new sections created in Mutton Town Road could pay for the majority of cost of new plant.
4. CODC 's 10 year designation approval for this plant expires on 09.06.2018. They would probably be keen to avoid another hearing to extend this designation and would wish to get the plant underway before then.
5. The draught district plan is being put together now so it is timely to approach council.
6. David Smythe to follow up.

David Smythe, owner of Barrington Vineyard on Mutton Town Road asked all landowners on Mutton Town Road (except the hospital) to sign the following submission to council.

“Landowners bordering Mutton Town Road, as listed below, request the council re-zone this land to residential and ask for this variation to be included in the new district plan.”

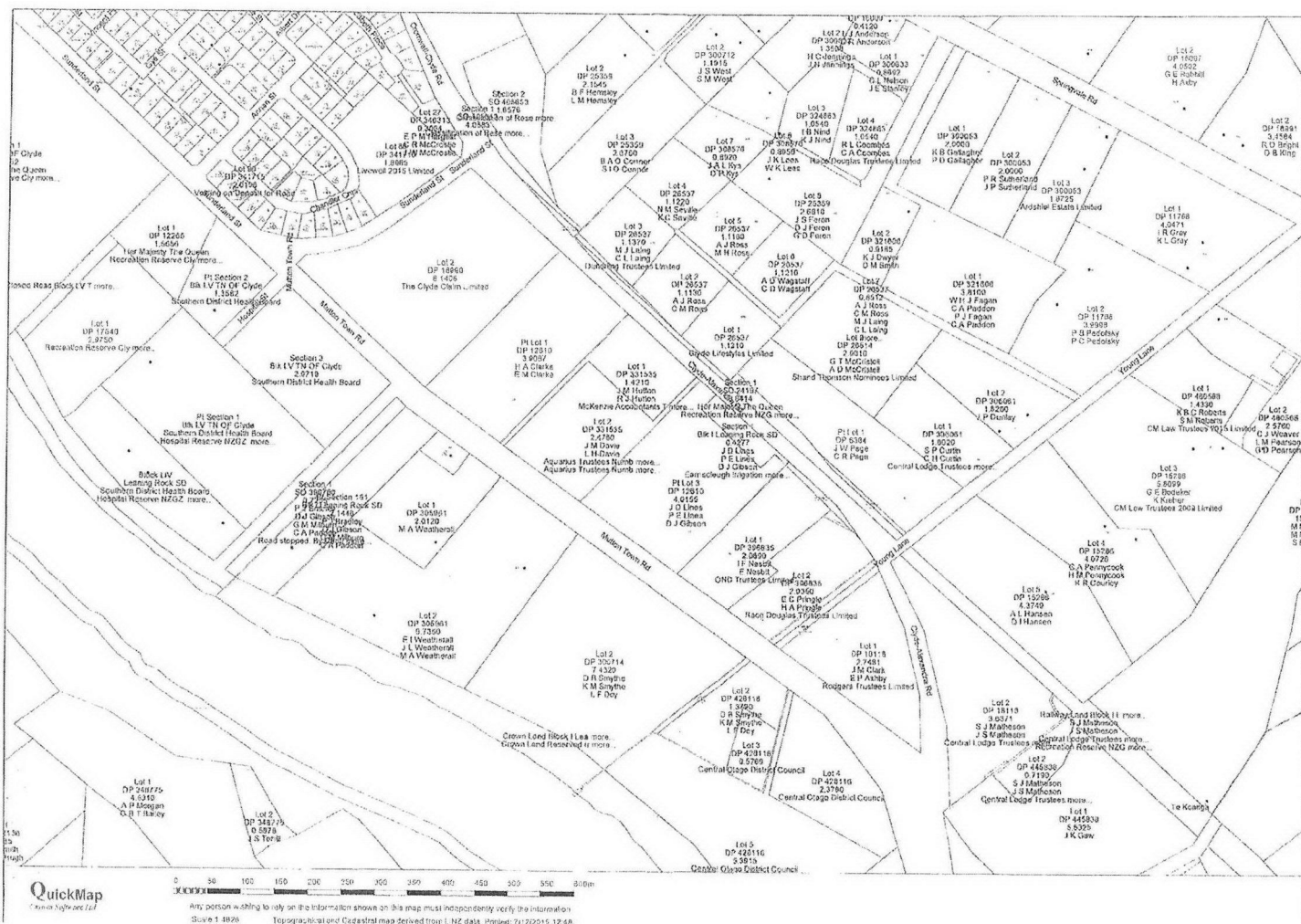
The result was,

7 signed

3 wanted more information

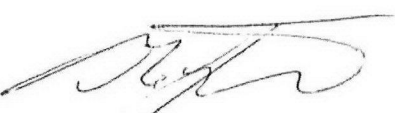

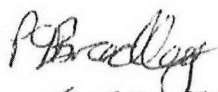
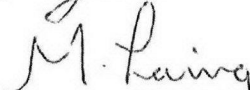



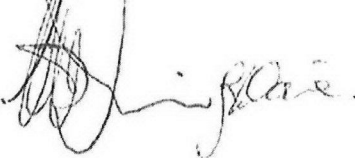
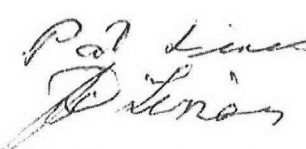
3 were against the submission at this stage

It was discussed as background to this submission that the sewage scheme would probably proceed if this zone change occurred. This was the major area of concern of the parties who did not sign along with the possibility they would incur extra costs – increased rates etc.



SUBMISSION TO CODC re: LAND RE-ZONING

All the landowners bordering Mutton Town Road, as listed below, request the council re-zone this land to residential and ask for this variation to be included in the new district plan.

- | NAME | SIGNATURE | DATE |
|---|---|--------------------------|
| 1. David Smythe |  | 11-12-15 |
| 2. Not signing | Esiter Weatherall. | |
| 3. Jim Hutton |  | 17 1 16 |
| 4. Phil Bradley
Glenns milburn |  | 13-12-15
13-12-15 |
| 5. Mark Laing
Kevin Braid | 
 | 12-12-2015
12-12-2015 |
| 6. Elaine Clarke |  | 17-1-16 |
| would like to be involved with future meetings. | | |
| 7. |  | |
| 8. LEW. DAVIE
GULIE DAVIE |  | 15-12-2015 |
| 9. Pat Lines |  | 16-12-2015
" " " |
| 10. | having not being invited to original meeting feel we are unable at this point to sign, due to not having an understanding of what is involved. Please keep ALL Muttontown Rd Involved | |
| 11. | we are not prepared to sign at this time
Hawthorn Eion Pringle
Ian & Elizabeth Ness | |
| 12. | I would like more information before I sign. Maybe a meeting with All property owners so All who are involved | |

*
 400/100
 live in Mutton Town Rd
 Not even mentioned the sign.
 Don't take council
 over the side of the road



C

From: Mike Kerr <mike.kerr@codc.govt.nz>
Subject: RE: Agreement for Sale and Purchase of Real Estate
Date: 14/08/2018, 6:38:31 PM
To: sales@barringtonwine.co.nz
Cc: Connor McCashin <Connor.McCashin@codc.govt.nz>

Given the land was purchased for a public work, The provisions of Section 40 of the Public Works Act 1981 will need to be considered. That section provides rights of offer back to the former owner from whom the land was purchased.

The land has not been formally declared surplus. Council still has obtain resource consent from the Otago Regional Council to take Clyde waste water back to the Alexandra treatment plan. Also the reticulation back to Alexandra will need to be completed. Until that is done Council cannot confirm the land is surplus.

You are welcome to call me to discuss if you would like more information.



MIKE KERR
PROPERTY AND FACILITIES MANAGER
1 Dunrobin Street
PO Box 122, Alexandra 9340
New Zealand

p +64 3 440 0626
m +64 27 473 3515
f +64 3 448 9196
e mike.kerr@codc.govt.nz
w www.codc.govt.nz

FOLLOW US ON



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From: David Smythe <dk Smythe2010@xtra.co.nz>
Sent: Monday, 13 August 2018 4:19 PM
To: Connor McCashin <Connor.McCashin@codc.govt.nz>
Subject: Re: Agreement for Sale and Purchase of Real Estate

Hi Connor,
How are things progressing with the property team ?
Because we own the adjacent land we are interested to know what will happen to the councils land now it appears the sewerage plant will not go ahead.
In particular, was there a buy back clause to the previous vendors ?
Hopefully you can help in this matter.
Regards,
David.

David Smythe
sales@barringtonwine.co.nz
Ph 0272263875

On 16/07/2018, at 1:18 PM, David Smythe <dk Smythe2010@xtra.co.nz> wrote:

Thanks Connor,
David.

David Smythe
sales@barringtonwine.co.nz
Ph 0272263875

On 16/07/2018, at 10:43 AM, Connor McCashin <Connor.McCashin@codc.govt.nz> wrote:

Hi David,

Sorry for the delay with this.

The file in question is a closed Council Property file which contains confidential information. I am currently trying to determine with the property team what information can be released.

Kind regards

Connor

From: David Smythe <dk Smythe2010@xtra.co.nz>
Sent: Friday, 6 July 2018 10:26 AM
To: Connor McCashin <Connor.McCashin@codc.govt.nz>
Subject: Re: Agreement for Sale and Purchase of Real Estate

Hi Connor,
Thanks for sending the above .
However I think there must be much more on this file .
This agreement is not dated or signed by the vendor .
Also the council now own the adjacent block as well, so there must be either a revised

David Smythe
sales@barringtonwine.co.nz
 Ph 0272263875

Good morning David,

Please find attached the Agreement for Sale and Purchase of Real Estate that you requested.

Kind regards

CONNOR MCCASHIN DOCUMENTS AND RECORDS ANALYST 1 Dunroving Street PO Box 122, Alexandra 9340 New Zealand	FOLLOW US ON ≤ ≤ ≤ i i i m m m a a a g g g e e e o o o o o o 3 4 5 jp jp jp g g g > > >	
		

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<2846237901 - Agreement for Sale and Purchase of Real Estate.pdf>

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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 Jessica Thomas of Alexandra
ddd (Full name)

Submitter:

This is a submission on proposed Plan Change 15 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:

Clyde subdivision & muttontown road
Haulkhan enterprises

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

My submission is:

I support this subdivision because there is a serious lack
of property available at the moment & it might help bring
prices down for first home buyers

10/1

(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:

To approve the submission

(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)

Jessica Thomas

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)

24/July/2020

Date

Electronic address for service of submitter:

jessica.t@hotmail.co.uk

Telephone No:

0274107465

Postal Address:

27 Tarbert Street

Alexandra

Contact Person:

House of Travel

(name & designation, if applicable)

SUBMISSIONS CLOSE IN RESPONSE TO PROPOSED PLAN CHANGE 15 ON
MONDAY 10 AUGUST 2020

Note to person making submission

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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.

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 Alister Graham Watson of Clyde
.....ddd.....

Submitter:

(Full name)

This is a submission on proposed Plan Change 15 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)

11/1

The specific provisions of the proposal that my submission relates to are:

Clyde needs additional section for growth

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

My submission is:

as above

(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

(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)

.....
Date

Electronic address for service of submitter:

.....
alisterwatson@yahoo.com.au

Telephone No:

0274492023

Postal Address:

.....
95 Sunderland St

.....
Chichester

Contact Person:

.....
Alistair

(name & designation, if applicable)

SUBMISSIONS CLOSE IN RESPONSE TO PROPOSED PLAN CHANGE 15 ON
MONDAY 10 AUGUST 2020

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.

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12

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 ESTHER ISABELL WEATHERALL of 81 Muttontown Rd
.....ddd..... CLYDE

Submitter:

(Full name)

This is a submission on proposed Plan Change 15 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:

The loss of my nice rural life & outlook which I have had for
over 50 years & will be subjected to lights, traffic, noise
& houses. Not Rural.

12/1

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

My submission is:

To amend some of the aspects of the application
See attached explanation by Mark Weatherall which I
agree with

(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:

That only block Lot 2 DP 18990 being on Sunderland St
& only have access onto Sunderland St
The other blocks be removed from Plan Change 15

(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)

Yes

E. J. Weatherall.....

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)

8-8-2020.....

Date

Electronic address for service of submitter:

Telephone No: 03 4492 774.....

Postal Address: 81 Muttontown Rd.....

I.R.D.....

ALEXANDRA 9391.....

Contact Person: ESTHER WEATHERALL.....

(name & designation, if applicable)

SUBMISSIONS CLOSE IN RESPONSE TO PROPOSED PLAN CHANGE 15 ON
MONDAY 10 AUGUST 2020

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:
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- 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.

Opposition to Plan Change 15.

I strongly oppose the full Plan Change Application. I would like to point out that the Council approximately 2 years ago turned down an application to split the block at 74 Muttontown Road into two Titles which would have been fitting with the area. Now the Council is considering spitting this block into a lot smaller Lots when this is boarded in particular at the back by rural lifestyles blocks.

12/2

As you move down Muttontown Road, there are still lifestyle blocks that do not wish their views to be interrupted by street and house lighting and increased traffic flows. This will be an eyesore and impose on the scenic outlook. One side of the road is Rural which as such are allowed to farm/develop their land with the use of large machinery tractors etc. Allowing a development in the middle of such a rural area will no doubt cause friction among neighbours which in all reality will incur the residential properties will be encroaching on existing rural land that has been there for many many years, along with a majority of the residents.

12/3

A proposed extra 150 sections will put stress on the roading system and in my view is simply a money making venture to the developers who are not giving mindful consideration to area and the people that live there. Not only that as part of the application the developer has stated that there is insufficient land left in Clyde. This is NOT the case given that once the wastewater is connected there will be a very large number of residential blocks will be able to be subdivided within the current town boundary which will allow future development within Clyde if required. It will allow those residents that have lived in Clyde a majority of their lives to benefit.

12/4

I believe that a development of the proposed size will have a negative impact on the infrastructure of Clyde itself, in particular the 1 primary school and 1 early childhood centre, 1 playground, which all have extremely limited area and facilities with no room to grow, whereas Alexandra already has these amenities and plenty of empty facilities to enable these to grow. This could also have a large effect on buses commuting kids to the local High School in Alexandra. The High School and close residents to the High School are already impacted by a large number of students travelling by car to school and the lack of parking space, this could make an increasing problem only worse.

12/5

If you are going to encourage more people to live in Clyde and travel to Alexandra and surrounding districts for work this could put a possible increase of 200 plus vehicles on the already stretched roading out of Clyde, peak hours morning and night. The increase of vehicles trying to get out of Clyde onto a 100km main highway is an accident waiting to happen. This would no doubt put more pressure on rate payers to look at redeveloping the roading structure. Yet another increase in rates could a small community take that or put up with that, especially in this economic environment, I don't think so!. Extra people would need extra amenities. As it is Clyde and Clyde businesses have an issue with the terrible smell that comes from Olivers, is this only going to get worse with more residents. Council has done nothing about this even given the numerous complaints. What other impacts are going to be thrown upon Historic Clyde. Let's not overcrowd a beautiful town, otherwise this historic attraction will just become a sideshow attraction.

12/6

12/7

Surely the Central Otago District Council has a responsibility to the Alexandra Hub, to encourage more development within the township of Alexandra to encourage families/prospective business owners to the area. The Alexandra business centre needs urgent attention given the number of empty shops/commercial spaces. A large subdivision is already underway on Dunstan Road with more room for development. The Council should be encouraging more developments within the Alexandra town boundary. Alexandra is where all the facilities are for people, swimming pool, bike park, sporting arenas and schooling. The town centre has the space for developing without the need to ruin the uniqueness of Clyde.

12/8

Part of the land in the Application is directly opposite the Hospital and adjoins Sunderland Street. I believe the Council should be encouraging this piece of land to be development into a retirement village, which is desperately needed in the area. This would in turn look after the community and in particular those that wish to remain in the area when they retire. Especially when it is these people that have developed the province, donated their time and for years paid rates to complete all required infrastructure. This would be reasonably stand alone if done correctly and wouldn't involve the heavy traffic during peak hours. Not to mention the unique rural vibe of the area.

12/9

In conclusion I believe that a subdivision of the land adjacent to the Hospital and Sunderland Street would make sense as this is already directly opposite an existing subdivision and comes directly off the main road. However any further subdivision of land future down Muttontown Road, is going to impact strongly on the existing rural block owners and also put undue stress on the environment, roading and Clyde infrastructure.

12/10

The Council needs to give very careful consideration to ensure that any development of Clyde does not unnecessarily allow it to become over populated and have the outcome of looking more like Lake Hayes (Nappy Valley) with undue stress being put on current resources which detracts from the natural beauty and attraction of visitors to the area.

12/11

As I said Clyde is a unique and beautiful town that needs to be looked after not to have its integrity destroyed

12/12

The Council needs to plan very as this will impact the area and also I believe needs to carefully look more at the development of Alexandra.

12/13

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

RECEIVED
07/08/2020
CODC

To: Central Otago District Council
PO Box 122
ALEXANDRA 9340

Name Mark Allan Weatherall of 83 Muttontown Rd
.....ddd..... CLYDE
(Full name)

Submitter:

This is a submission on proposed Plan Change 15 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:

Increased, traffic, noise and in particular street
and house lighting directly opposite my
rural block will affect the quiet enjoyment and
rural outlook of the area.
(Please give details and continue on additional page if necessary)

My submission is:

oppose certain aspects of the application and
wish to have it amended. See attached
explanation.

(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:

The size of land in question be reduced to the
block adjacent Sunderland St & the two blocks
namely 86 & 74 Muttontown Road be removed
from the Plan change Application
(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)

Yes.


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)

7/8/2020
Date

Electronic address for service of submitter: Kimcatgem@icloud.com

Telephone No: 021 358 513

Postal Address: 83 Muttontown Road
..... RD 1, Alexandria
.....

Contact Person: Mark Weatherall
(name & designation, if applicable)

SUBMISSIONS CLOSE IN RESPONSE TO PROPOSED PLAN CHANGE 15 ON
MONDAY 10 AUGUST 2020

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Opposition to Plan Change 15.

I strongly oppose the full Plan Change Application. I would like to point out that the Council approximately 2 years ago turned down an application to split the block at 74 Muttontown Road into two Titles which would have been fitting with the area. Now the Council is considering spitting this block into a lot smaller Lots when this is boarded in particular at the back by rural lifestyles blocks.

13/2

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14

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 TONY WILLIAMSON of ALEXANDRA
(Full name)

Submitter:

This is a submission on proposed Plan Change 15 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:

.....
.....
.....
.....

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

My submission is:

I AM IN SUPPORT OF THIS CHANGE TO PLAN. THE RESULT
OF WHICH WILL BE A BOOST TO OUR LOCAL ECONOMY
DURING UNCERTAIN TIMES AHEAD. OUR RETAILERS/BUSINESS NEED
POPULATION INCREASE TO SUPPORT THEM.

(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:

TO APPROVAL PLAN CHANGE 15
.....
.....
.....

(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)

23/7/2020

Date

Electronic address for service of submitter: TONY.W.R.DESIGNBASE.CO.NZ

Telephone No: 03 4402122

Postal Address: PO BOX 86

ALEXANDRA, 9340

Contact Person: TONY WILLIAM SON
(name & designation, if applicable)

SUBMISSIONS CLOSE IN RESPONSE TO PROPOSED PLAN CHANGE 15 ON
MONDAY 10 AUGUST 2020

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