

CENTRAL OTAGO DISTRICT COUNCIL

CENTRAL OTAGO DISTRICT PLAN

PROPOSED PLAN CHANGE 15

SUMMARY OF DECISIONS REQUESTED

IN SUBMISSIONS

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

IMPORTANT NOTES

- 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.
- The Index to Submissions lists submitters to proposed Plan Change 15 alphabetically.
- 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 no later than **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. A list of addresses for service follow for convenient reference.
- **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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For page number reference for the summary of a submission in the Summary of Decisions Requested see Addresses for Service list at page i.

Addresses for Service

Sub No.	Submitter Name	Address for Service	Summary Page No
1	Saul Bedford	25 Bodkin Road, Alexandra 9320	1
2	Robert James Bell	robbieb@hotmail.co.nz	1
3	Jessica Grace Chick	houlaman@hotmail.com	1
4	Simon Martin Chick	simonchick89@gmail.com	1
5	Aaron Dyson	adyson@hotmail.co.nz	1
6	James Maurice Hutton	84 Muttontown Road, RD1, Alexandra 9391	1
7	John MacKay	john@benchmarkconstruction.co.nz	2
8	Shane Norton	norton.shane@yahoo.co.nz	2
9	David Barrington Smythe	dksmythe2010@xtra.co.nz	2
10	Jessica Thomas	jessicat@hotmail.co.nz	3
11	Alister Graham Watson	alisterwatson@yahoo.com.au	3
12	Esther Isabell Weatherall	81 Muttontown Road, 1RD, Alexandra 9391	3
13	Mark Allan Weatherall	kimcatgem@icloud.com	5
14	Tony Williamson	tonyw@designbase.co.nz	6

SUMMARY OF DECISIONS REQUESTED IN SUBMISSIONS ON PLAN CHANGE 15 : CLYDE RESIDENTIAL EXTENSION

Submitter Number & Name	Submission Summary	Submission Point Number	Decision Requested
1. Saul Bedford	<u>Support</u> The submitter supports the subdivision [plan change].	1/1	Approve Plan Change 15.
2. Robert James Bell	<u>Support</u> The submitter supports the subdivision [plan change] due to the lack of available housing and sections in our area.	2/1	Approve Plan Change 15.
3. Jessica Grace Chick	<u>Support</u> The submitter supports the subdivision [plan change] fully as it will benefit Clyde and Central Otago, bringing people into jobs and boosting the local economy.	3/1	Approve Plan Change 15.
4. Simon Martin Chick	<u>Support</u> As a carpenter living and working in the community the submitter thinks that this proposal will only bring positive change to Clyde and the region – jobs and spending money in the community.	4/1	Approve Plan Change 15.
5. Aaron Dyson	<u>Support</u> The submitter supports this proposal. More sections are required to keep up with demand as well as to offer future opportunities for our community to grow and attract new people to the district.	5/1	Approve Plan Change 15.
6. James Maurice Hutton	<u>Support</u> The submission relates to the rezoning of land on Muttontown Road. This submitter owns Lot 1 DP 331535 and would like this land [also] rezoned from Rural Residential to Residential. If this could be done in conjunction with the Houlahan development [Plan Change 15].	6/1	Approve Plan Change 15 with modification to include Lot 1 DP 331535 in the Residential Resource Area.

7. John MacKay	<p><u>Support</u> The submitter supports Plan Change 15 and refers to the lack of available land to be developed for residential lots in Clyde.</p>	7/1	Approve Plan Change 15.
8. Shane Norton	<p><u>Support</u> Central Otago is desperate for development to keep our community prospering. Plan Change 15 is one of the many developments we need.</p>	8/1	Approve Plan Change 15.
9. David Barrington Smythe	<p><u>Support</u> The submitter supports Plan Change 15 but submits that over the next few years the whole of Muttontown Road should be re-zoned for the reasons listed below.</p> <ol style="list-style-type: none"> <li data-bbox="526 678 1624 813">1. As identified in Plan Change 15, Muttontown Road is the most suitable area for the expansion of Clyde. Also mentioned in 10 year plan [an extract from the Council's 10 year plan and the submitter's submission on the 10 year plan is attached to the submission at A]. <li data-bbox="526 813 1624 917">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. <li data-bbox="526 917 1624 1085">3. As identified in Plan Change 15, this land is not ideal for horticulture. The submitter's family has owned the vineyard in Muttontown Road since 2011 and despite their best efforts they have been unable to achieve the yields necessary to achieve an economic return. The submitter's family is therefore looking at their subdivision options. <li data-bbox="526 1085 1624 1348">4. In 2015 the submitter surveyed landowners in Muttontown 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 [correspondence from Weller Surveying Limited to the Council on behalf of the submitter, email correspondence with the Council, a record of a landowners meeting in November 2015 and associated documentation are attached to the submission at B]. <li data-bbox="526 1348 1624 1425">5. The land at the southern end of Muttontown Road (8.34 hectares) previously zoned for the proposed sewage plant, is owned by the Council. 	<p>9/1</p> <p>9/2</p> <p>9/3</p> <p>9/4</p> <p>9/5</p> <p>9/6</p>	<p>Approve Plan Change 15 subject to the infrastructure work allowing for possible future development along Muttontown Road.</p>

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 [email correspondence between the submitter and Council officers relating to the Council owned land is attached to the submission at C].

10. Jessica Thomas	<p><u>Support</u> The submitter supports this subdivision [plan change] because there is a serious lack of property available at the moment and it might help bring prices down for first home buyers.</p>	10/1	Approve Plan Change 15.
11. Alister Graham Watson	<p><u>Support</u> Clyde needs additional sections for growth.</p>	11/1	Approve Plan Change 15.
12. Esther Isabell Weatherall	<p><u>Oppose</u> The specific provisions of the proposal that the submission relates to are the loss of the submitter's nice rural life and outlook which she has had for over 50 years and she will be subjected to lights, traffic, noise and houses. Not rural.</p> <p>The submitter strongly opposes the full Plan Change 15 Application. The submitter points 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 bordered in particular at the back by rural lifestyle blocks.</p> <p>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 [owners] 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 occur with the residential properties encroaching on existing rural land that has been there for many many years, along with a majority of the residents.</p>	12/1	Approve Plan Change 15 with modifications such that the only block to be rezoned is Lot 2 DP 18990 on Sunderland Street, with access only onto Sunderland Street; and with all other blocks to be removed from Plan Change 15.
		12/2	
		12/3	

A proposed extra 150 sections will put stress on the roading system and in the submitter's view is simply a money making venture to the developers who are not giving mindful consideration to the 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 that 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

The submitter believes 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 ratepayers to look at redeveloping the roading infrastructure. Yet another increase in rates - could a small community take that or put up with that, especially in this economic environment, the submitter doesn'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

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 12/7

12/8

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.

Part of the land in the Application is directly opposite the Hospital and adjoins Sunderland Street. The submitter believes the Council should be encouraging this piece of land to be developed 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.

In conclusion the submitter believes 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 in 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.

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.

Clyde is a unique and beautiful town that needs to be looked after not to have it's integrity destroyed

The Council needs to plan very [carefully] as this will impact the area and also the submitter believes the Council needs to carefully look more at the development of Alexandra.

13.Mark Allan Weatherall

Oppose

The specific provisions of the proposal that the submission relates to are increased traffic, noise and in particular street and house lighting directly opposite the submitter's rural block that will affect the quiet enjoyment and rural outlook of the area.

13/1

Approve Plan Change 15 with modifications such that the size of the land in question is reduced to the block adjacent to

The submitter opposes certain aspects of the Plan Change 15 application and wishes to have it amended as explained in submission points 12/2-12/13 of the submission by Esther Isabell Weatherall (as summarised above).

13/2 – 13/13 Sunderland Street [Lot 2 DP 18990]; and the two blocks namely 86 & 74 Muttontown Road be removed from the Plan Change 15 Application.

14. Tony Williamson

Support

The submitter supports Plan Change 15. The result of which will be a boost to our local economy during uncertain times ahead. Our retailers/businesses need population increase to support them.

14/1

Approve Plan Change 15.
