

CENTRAL OTAGO DISTRICT COUNCIL

REF: #1724

**IN THE MATTER**

A submission on Plan Change 19 (**PC19**) Part 1  
Provisions to the Central Otago District Plan

Submitter **FULTON HOGAN LIMITED 19/164**

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SUMMARY STATEMENT FOR THE EVIDENCE OF CAREY VIVIAN

(PLANNER)

26 April 2023

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## 1. Summary

- 1.1 Despite lodging PC21, Fulton Hogan Limited (FHL) wish to maintain the request for Future Growth Overlays (FGOs) through PC19.
- 1.2 At present there are no FGOs identified in the Cromwell basin, despite the Cromwell basin area being subject to the most development pressure. In my opinion, there is no reason why a similar approach can not be taken in the Cromwell basin to identify future growth areas. FGOs do not have to be geographically limited to areas which have been identified for residential development only in the Vincent Spatial Plan.
- 1.3 If the Panel accept this, then I consider the Introduction paragraph should be amended as follows:

The Future Growth Overlay's have been identified in areas where:

- (a) The Vincent Spatial Plan anticipates future [Low or Medium] Residential zoning; or
- (b) In other areas of the District where future residential growth is considered appropriate.

Future Growth Overlay's do not in themselves enable residential development. However, they provide a pathway to rezoning land (by way of plan change) for the medium/long term residential demand and/or when servicing is available. The identification of Future Growth Overlays therefore allow infrastructure providers, including the Council, to start planning for servicing these areas. In the meantime, the underlying zone provisions continue to apply.

- 1.4 With respect to policies LRZ-P6 and MDR-P7, I disagree that the Plan "provides" for the rezoning of land within the FGO, as the underlying zone provisions apply until such a time as a future Plan Change is approved. That may or may not happen. In my view, the wording of the policy should be amended to be more accurate as follows:

~~Recognise and provide for~~ Enable the rezoning of land within the Future Growth Overlay for residential purposes, where only when:

- 1. It is demonstrated as necessary to meet anticipated demand; and
- 2. It is able to be serviced by reticulated water and wastewater networks and transport infrastructure.

Carey Vivian

Vivian and Espie Limited