

Resource Management Act 1991

Submission on Notified Proposed Plan Change to Central Otago District Plan

Clause 6 of Schedule 1, Resource Management Act 1991

(FORM 5)

To: The Chief Executive
Central Otago District Council
PO Box 122
Alexandra 9340



Details of submitter

Name: Colin James Reece

Postal address: 11 Lakeview Terrace Cromwell
(Or alternative method of service under section 352 of the Act)

Phone: 021642337

Email: colinreece@gmail.com

Contact person: As Above
(Name & designation, if applicable)

This is a submission on proposed Plan Change 19 to the Central Otago District Plan (the proposal).

I ~~am~~ / am not* a trade competitor for the purposes of section 308B of the Resource Management Act 1991 (*select one)

~~*I / We am / are not (select one) 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 this paragraph if you are not a trade competitor.~~

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

(Give details, attach on separate page if necessary)

Size of sections proposed in
Plan change 19

see attached letter

This submission is:

(Attach on separate page if necessary) Include:

- whether you support or oppose the specific parts of the application or wish to have them amended; and
- the reasons for your views.

I support the rezoning of the area
but oppose the Large Lot Area proposed.
at the moment

I / We seek the following decision from the consent authority:

(Give precise details, including the general nature of any conditions sought)

Large Lot Areas made into ~~Medium~~ Low
Density with height restrictions

(500m²)
Low
BPA

- I support / ~~oppose~~ the application ~~OR neither support nor oppose~~ (select one)
- I wish / ~~do not wish~~ to be heard in support of this submission (select one)
- *I / ~~We~~ will consider presenting a joint case if others make a similar submission
*Delete this paragraph if not applicable.

In lodging this submission, I understand that my submission, including contact details, are considered public information, and will be made available and published as part of this process.

B J Reece
Signature

8 8 - 22
Date

Submissions close at 4pm on Friday 2 September 2022

Submissions can be emailed to districtplan@codc.govt.nz

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.

Submission on Notified Proposed Plan Changes to Central Otago District Plan Change 19

Date: 2 August 2022

My Proposal is Simple

Make the whole area, one zone of low density 500m² lots. This would save time in the future. As the present owners move on and new ones move in, it will be easier to subdivide.

As a resident of the area I know some of the present owners are against this idea, but this is well overdue. 4000m² lots this close to town are a thing of the past. The present owners don't have to do anything, unless they wish to, but as land becomes more valuable not everybody can afford to buy a large plot of land.

At present the 2000m² sections proposed would be of little use to many, as most existing houses are built in such a position getting that large a piece of land would adversely affect the existing dwelling.

This is a special part of Cromwell and it is time we shared it with more people. With the Wooing Tree development next door, it will become a vibrant part of town, unlike the disaster of the 1970s Mall. I would like however to see some sort of height restriction put in place to stop two storied dwellings blocking mountain and lake views for everybody to enjoy.

Another option is to leave all those that have sections bordering the lake alone and only rezone the others that are not, I think this would save a lot of complaints .

Your Sincerely

Colin Reece

Colin Reece 8 8-22

