

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: Judith Horrell

Postal address: 32 Killarney Street, Alexandra, 9320
(Or alternative method of service under [section 352](#) of the Act)

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Email: horrellhouse@gmail.com

Contact person: _____
(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 / am 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)

MRZ-S2 : Maximum height of buildings/structures in the proposed
medium density residential zone being 11m or 3 storeys.
(Alexandra)

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.

see attached pages

I ~~wish~~ seek the following decision from the consent authority:

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

see attached pages

- 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 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.

J Forrell
Signature

27/8/22
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.

Attachment to Form 5 of submission on proposed Plan Change 19 by Judith Horrell

This submission is:

In opposition to the maximum height allowable (11m or 3 storeys) in the proposed medium density zone for existing housing in Alexandra (the area circled on the attached map).

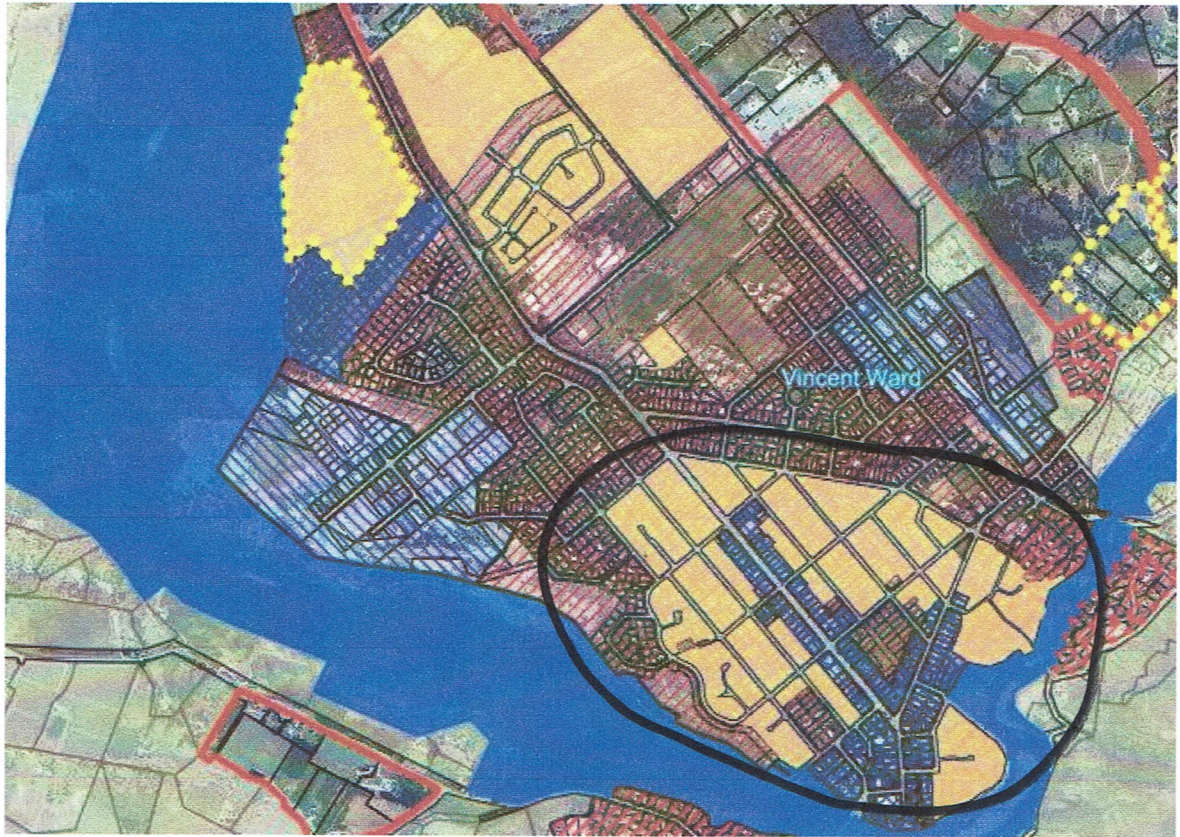
Reasons why:

- A 3 storey building will reduce the sunlight available to existing neighbour's homes no matter how well designed it is. It will require neighbours to spend more on additional heating during the winter months.
- The Medium Density Residential Guide (Consultation Draft) provided as part of this submission process suggests that good positioning of houses will allow private rear yards to receive morning or evening sun. Currently, existing housing in Alexandra likely receives both and this proposal will reduce the amount of sunlight received dramatically.
- Also the wording "private rear yards" is debateable, because with 3 storeys allowed there will be no such thing as a private rear yard anymore.
- Whilst privacy and sunlight for neighbours will be considered when approving consent for dwellings, I don't believe it will mitigate the negative impact to an acceptable level, particularly with regards to privacy.
- I don't believe the increased height allowance is in keeping with Alexandra's laid back lifestyle. This type of development will start making us look like a mini Queenstown, and I for one do not want that.
- Homeowners in the existing housing area of Alexandra that is designated to change to medium density housing did not purchase their house with the understanding they could have neighbours towering 3 storeys above them. Keep the building height of 3 storeys to brand new subdivisions where purchasers know, and accept, what they are buying into. Existing homeowners in Alexandra did not buy into this and will be greatly disadvantaged by having the new height restrictions for neighbouring buildings imposed on them.

I seek the following decision from the consent authority:

That the proposed move to allow 3 storeys (or 11m) in the medium density residential area of Alexandra be limited to new subdivisions only and that the existing rules for building height remain for the existing housing area as marked on the attached map.

Alexandra



Cromwell

