

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

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

I am not a trade competitor for the purposes of [section 308B](#) of the Resource Management Act 1991

The specific provisions of the proposal that Fulton Hogan's submission relates to are:

The proposed re-zoning of public greenspaces adjacent to the Fulton Hogan Central Otago Regional Office and Depot at Alexandra to Residential Zones. Fulton Hogan Limited **opposes** these proposed changes.

This submission is:

Fulton Hogan Limited generally **supports** the thrust of Proposed Plan Change 19 in developing a strategic spatial planning approach to manage urban form and achieve an effective and efficient pattern of urban development at Alexandra. This will allow for managed urban growth in a manner that supports a convenient, legible and integrated urban form and a vibrant community. Nonetheless, these changes should not occur at the expense of existing development at Alexandra.

For this reason, Fulton Hogan Limited **opposes** the proposed re-zoning of public recreation areas, namely Molyneux Park Recreation Reserve and Alexandra Town Belt Recreation Reserve, to provide for residential development. These Designated public greenspaces form an important network of public recreational areas, supporting a range of community and lifestyle opportunities and adding to the general amenity of the wider area. These areas also provide an important “buffer” between the established Fulton Hogan Depot and more sensitive residential activities.

The Fulton Hogan Limited Regional Office and Depot is a Scheduled Activity under the District Plan (SA118). It has operated from this site for nearly 50 years, and was established at this location to remove it from proximity to sensitive receivers. In the intervening period, there has been continued encroachment of residential development towards and surrounding the site. This places at risk the company’s ability to undertake normal operations from the site, which may involve the use or movement of plant and machinery at any time in a 24 hour period to respond to civil defence emergencies, accidents, seasonal activities (such as ice-gritting, starting at 3.00am), and other operational needs. This ability to react to adverse weather events, watermain bursts, water and wastewater treatment issues, and to deploy machinery and people at all hours is critical to the delivery of essential services to the community.

Molyneaux Park and the Alexandra Town Belt Recreation Reserve are both subject to Designations under the District Plan. This establishes the principal uses of this land, within an underlying Zone. Should these Designations be removed or amended, the land would simply default to the underlying Zone, with the associated development opportunities and controls.

The re-zoning of immediately adjacent land for residential purposes will potentially create a significant reverse sensitivity effect on Fulton Hogan’s operational ability; it will also expose potential new neighbours to a reduced level of “urban” amenity. Further, residential development of public recreational land will impinge on social and lifestyle opportunities for the community, and reduce the wider levels of community wellbeing currently enjoyed by users of these spaces.

For these reasons, Fulton Hogan Limited seeks the removal of the proposed residential zoning of these areas, and their retention as open public greenspaces, consistent with their current Designations under the Central Otago District Plan. This protection may occur through the incorporation of the areas as new Scheduled Activity areas for “Public Recreation” under Schedule 19.3, section 19.3.1 (*Community Facilities & Amenities*) of the District Plan, and rezoning the areas as Rural Residential. Such an approach, whilst still retaining an underlying zoning, will recognise and reinforce the public use status of these areas while

also affording a greater degree of protection for the established Fulton Hogan operations from reverse sensitivity effects associated with possible future urban encroachment.

Fulton Hogan Limited seeks the following decision from the consent authority:

1. Amend the underlying zoning of Designated Areas D7, D8, and D21 (Molyneux Park Recreation Reserve, Molyneux Park Extension, and Alexandra Town Belt Recreation Reserve respectively) from Low and/or Medium Density Residential to Rural Residential; and
2. Incorporate Designated Areas D7, D8, and D21 into the list of Scheduled Areas in section 19.3 of the District Plan as areas for "Public Recreation".

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- **Fulton Hogan Limited opposes the identified provisions**
 - **Fulton Hogan Limited wishes to be heard in support of this submission**
 - **Fulton Hogan Limited will consider presenting a joint case if others make a similar submission**

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.



Signature

29 August 2022

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.*