

## 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:

Bernard and Clare Lynch \_\_\_\_\_

Postal address:

19 Thelma Place Cromwell \_\_\_\_\_

(Or alternative method of service under [section 352](#) of the Act)

Phone: 027 2805547 \_\_\_\_\_

Email: [bernard.lynch183@outlook.com](mailto:bernard.lynch183@outlook.com) \_\_\_\_\_

Contact person: \_Bernard Lynch \_\_\_\_\_

(Name & designation, if applicable)

**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**  
(\*select one)

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

(Give details, attach on separate page if necessary)

We object to the provision of PC19 to reduce the lot size of Large Lot residential Zone area in Cromwell to a minimum of 2000m<sup>2</sup>.

**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.

While we support the concept around planning for future growth in Cromwell, we object to the unnecessary introduction of smaller lot sizes in areas that have already been developed and which greatly impacts the amenity and social values of these developed areas. We believe there is significant undeveloped areas within the current town boundary that will allow for the future growth of Cromwell without the need to impinge on areas already developed. Areas such as Gair Estate, Freeway Orchard, Wooing Tree and the Sew Hoy land will allow for significant growth, particularly as much of this area is designated Medium Density.

We own a 4000m<sup>2</sup> property in Thelma Place and when purchased paid a premium for the semi-rural aspect that it provides. To now allow further subdivision of these sections, and allow infilling, greatly takes away the amenity that we bought into. We believe this is inherently unjust and for little gain. It will add little in terms of the overall number of additional sections created by Plan Change 19.

The entrance to our property is off State Highway 1 (100km/hr), we are on a rural delivery postal run, we do not have a Council supplied sewer at our gate and we do not have fibre internet availability. We consider ourselves to be rural and until now Council have treated the area this way as well. Similarly this applies to all areas north of State Highway 8B that have had their zone RRA 6 changed to higher density allotments. This is a developed area and not a greenfields site.

In Thelma Place we have a community owned sewage reticulation system, where each property pumps to a central pumping station that then pumps up to the main Council Sewer that runs along S Hwy 6. This pump is now at capacity, and so any further infilling will require Council to complete significant utility infrastructure development. Objective LLRZ-P8 Future Growth Development states that the Plan provides for the rezoning of land where:..... "It is able to be serviced by reticulated water and wastewater networks" We certainly don't have this now. We have to pump our own wastewater.

We believe that Council has introduced this particular plan change without direct consultation with those living in this developed area, and question the lack of democracy in the process. If Council wishes to significantly change the planning zones which will create significant impact on those living here, then at least some **direct** communication seeking feedback would be expected from a local authority with the interests of it's ratepayers in mind.

**We seek the following decision from the consent authority:**

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

That the Large Lot Residential Zone minimum site area be increased to 4000m<sup>2</sup> \_\_\_\_\_

\_\_\_\_\_  
\_\_\_\_\_

- **We oppose the application**
- **We wish to be heard in support of this submission**
- **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.**



\_\_\_\_\_  
**Signature**

\_\_\_\_\_  
\_30 August 2022

**Date**

## Submissions close at 4pm on Friday 2 September 2022

Submissions can be emailed to [districtplan@codc.govt.nz](mailto: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.*