

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: Rosemarie Carroll _____

Postal address: 174 King street, Windsor Invercargill _____
(Or alternative method of service under [section 352](#) of the Act)

Phone: __027 444 1988 _____

Email: _____rosemarie.carroll@westpac.co.nz_____

Contact person: _Rosemarie Carroll _____
(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)

The rezoning of land under Plan Change 19 between Waenga Drive and State highway 6 to Medium Density Residential as shown on the planning maps and provisions relating to that zone. _____

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 _____

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

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

See attached _____

- 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.



Signature

31.8.22

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 Plan Change 19 of Rosemarie Carroll

The submission is:

I oppose re-zoning of the land between Waenga Drive and State highway 6 to Medium Density Residential. I place a high value on the existing residential zoning which provides for a lower density of development with maximum heights of 7.5 metres and setback to boundaries of 3m rear and 1.8m side. These existing planning provisions allow for a reasonable level of amenity for properties on the outskirts of the Cromwell township.

In particular I oppose the following provisions for the Medium Density Zone which will have a significant impact on the amenity of the adjoining residential area and my ability to enjoy my property in the current manner:

Rule

- MRZ-R3 Minor Residential Unit as a permitted activity. This should be restricted to family flat use only.

Standards

- MRZ-S1 Density –minimum lot area of 200m²
- MRZ-S2 Height – maximum height of 11m and 3 storeys
- MRZ-S6 Setback from boundary – 1m from an internal boundary

I seek the following decision from the consent authority:

1. That the planning maps are amended so that the Medium Density Zone does not include the area between Waenga Drive and State highway 6.

If the planning maps are not amended I seek the following:

1. The planning maps be amended to include the existing properties along the north side of Waenga Drive within the Low Density Residential Zone.
2. That rules and standards within the Medium Density Zone be amended as follows:

Rule/Standard	Amendment
MRZ-R3 Minor Residential Unit	4. The minor residential unit is restricted to family flat use only.
MRZ-S1 Density	1. Where the residential unit is connected to a reticulated sewage system, the minimum site area per unit is 200m ² , except where the site adjoins the Low Density Residential Zone. Where the site adjoins the Low Density Residential Zone the provisions for that zone will apply to the site.
MRZ-S2 Height	2. The maximum height of building and structures must no exceed: a.11m measured from ground level to the highest pat of the building or structure; and b.3 storeys Except where the site adjoins the Low Density Residential Zone. Where the site adjoins the Low Density Residential Zone the provisions for that zone will apply to the site.
MRZ-S6 Setback from Boundary	Any building or structure shall be setback a minimum of 1. 1m from any internal boundary (except that this does not apply to common walls along a site boundary, or to an uncovered deck less than 1m in height; except where the site adjoins the Low Density Residential Zone. Where the site adjoins the Low Density Residential Zone the provisions for that zone will apply to site.

Carroll

Signed

31.8.22

Date

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