

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: Phil Murray and Lynne Stewart _____

Postal address: 1130 Earnsclough Rd, PO Box 35, Clyde 9341

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

Phone: __027 2218133

Email: philh.murray@xtra.co.nz

Contact person: _Phil Murray

(Name & designation, if applicable)

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

We are not* a trade competitor for the purposes of [section 308B](#) of the Resource Management Act 1991 (*select one)

***We 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)

Primary Changes:

Rezoning of residential land at Clyde _____

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.*

Oppose the proposed zone changes at Clyde.

While we support the principles established in the Spatial Plan and the general thrust of the proposed zoning changes in the District Plan proposed by Plan Change 19, we feel that insufficient weighting has been given to managing urban form to achieve an efficient pattern of development and urban settlement around Clyde. One of the critical criteria of efficiency in urban design is to reduce the need for vehicle travel to urban centres. Such weighting would make distance from the centre of either Clyde or Alexandra a significant factor in determining residential zoning.

With this in mind, it would appear rational that the land immediately over the Clyde bridge from Clyde, which is currently zoned Rural Residential and is proposed to remain so, would be rezoned Large Lot Residential. This would make more efficient use of land that is within walking proximity to the Clyde commercial centre. The current zoning accommodates a relatively small number of houses on very large sections which are too small to run grazing animals and require owners to consume large amounts of energy maintaining lawns. This amounts to very inefficient use of strategically important land close to Clyde.

Large Lot Residential zoning would accommodate more houses close to Clyde town centre while providing large enough sections to allow the use of septic tank sewerage systems. The current residences are served by a community domestic water scheme that could easily be scaled up to accommodate such a zoning.

We seek the following decision from the consent authority:

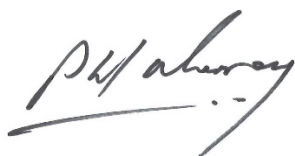
(Give precise details, including the general nature of any conditions sought)

Change the current zoning of the land on Earnsclough Road opposite Clyde that is currently zoned Rural Residential to Large Lot Residential.

- **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

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.*