

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: David Stark

Postal address: 67 Luggate-Cromwell Road _____
(Or alternative method of service under [section 352](#) of the Act)

Phone: 021 916 696 _____

Email:
_____ davidstark@meadstark.co.nz _____

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 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)

Zoning of properties that are within walking distance of the town centre including the rural resource area on the north-eastern side of Luggate-Cromwell Road to Burn Cottage Road and state highway 6 to Ripponvale Road.

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.

I am one of the owners of the property at 67 Luggate-Cromwell Road. I walk to work daily in the town centre which takes around 15 minutes each way. The property in your plan change is zoned Rural Resource which I understand sets a very high threshold to establishment of further residential accommodation.

There is a shortage of residential accommodation for prospective employees of businesses located in the town centre which is causing problems for employers securing staff, similarly for orchard and viticultural businesses in the surrounding areas. Given the proximity of town centre to properties described above, it is logical to allow for further residential accommodation to be established on those properties through an prescribed consenting process with a lower threshold than that provided for in rural resource area.

I am in favour of retaining the rural character of the area consistent with the community master plan, but consider that this should be balanced with the need for further residential accommodation close to the town centre to support businesses in the town centre.

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

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

That there be some form of overlay to the plan change to permit up to 5 residential dwellings per property to be established in the rural resource area close to town through a simpler consent process than is usually required by the rural zoning.

- **I neither support nor oppose** *(select one)*
- **I do not wish to be heard in support of this submission** *(select one)*

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.



1/9/22

Signature

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.*