

## 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: ROBERT DAVID (BOB) SCOTT

Postal address: 17, THE DUNES, CROMWELL 9310  
(Or alternative method of service under [section 352](#) of the Act)

Phone: 021 067 3355

Email: bbscott@extra.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~~ 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)

RE-ZONING OF RRA3 \* RRA6, INCORRECT ZONING OF  
FREWAY ORCHARD, LACK OF CONSULTATION.

**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.

ATTACHED.

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

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

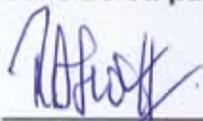
NO CHANGES TO RRA3 & RRA6.

SEE ATTACHED. CHANGE FREEWAY OREHARD TO 'LOW DENSITY'

RESTRICT ZONE CHANGES TO UNDEVELOPED AREAS.

- 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

1st SEPTEMBER 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.

## **Submission of Robert David Scott on Plan Change 19**

The stated intention of Plan Change 19 is to re-zone new land for residential use.

Council staff have advised that the need for this was identified in the Cromwell Masterplan on which the community had the opportunity to submit. However, the consultation document "Let's talk options" issued by the Cromwell Community Board in October 2018 and the final Cromwell Masterplan differed considerably.

**In my view this does not give Council or the Community Board a mandate to make these changes on the grounds that the consultation process was flawed.**

1. The areas to the north of SH8B (areas RRA3 and RRA6) are not identified in the consultation document as areas for growth and in the Masterplan are simply shown as "residential". One can assume from this that there was to be no change from its existing use.

However, Plan Change 19 proposes that these areas should be re-zoned as Large Lot or Low Density. This is patently unfair on those residents who have purchased sections in these areas (at a premium price) with the expectation that they would enjoy open spaces and expansive views. Changing the zoning of areas that are currently developed or partly developed means that existing residents could find that they have 8 sections next to them with a minimum lot size of 500m<sup>2</sup> as opposed to the existing lot size of 4,000m<sup>2</sup>.

2. The area to the south of SH8B (currently zoned as Rural), known locally as the Freeway Orchard is totally unsuitable to be zoned as Medium Density. Its proximity to the extremely busy State Highway 8B and the lack of suitable walking and cycling tracks make it even more dangerous for high density sections of 200m<sup>2</sup>.

This area would be more suited to Low Density Housing with sections of around 500m<sup>2</sup> in common with the adjacent Prospectors Park Development.

In summary, I would submit that there is no need to re-zone the land in areas RRA3 and RRA6.

The population of the Cromwell basin is predicted to double from approximately 7,000 to approximately 14,000 in the next 30 years. I believe that the parcels of land available for new development, Gair Avenue, RRA12 (The Su Hoy land), Freeway Orchard (Medium Density), Shannon Farm, additional development at Pisa Moorings and Wooing Tree (in progress) is more than sufficient to meet the future needs for housing in the area.

1<sup>st</sup> September 2022