

## 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

RECEIVED 02/09/2022 CODC
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#### Details of submitter

Name: Christine Page, James Page and MB & RA Cromwell Ltd \_\_\_\_\_

Postal address: C/- Landpro Limited, PO Box 302, Cromwell \_\_\_\_\_  
(Or alternative method of service under [section 352](#) of the Act)

Phone: 0273088424 \_\_\_\_\_

Email: matt@landpro.co.nz \_\_\_\_\_

Contact person: Matt Curran \_\_\_\_\_  
(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)*

Use of 'Future Growth Overlays' in place of rezoning land suitable for future residential development – refer attached submission for further details. \_\_\_\_\_

**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.

Refer attached submission. \_\_\_\_\_

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

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

Refer attached submission. \_\_\_\_\_

- **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**

02/09/2022 \_\_\_\_\_

**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.*

**RESOURCE MANAGEMENT ACT 1991 – FORM 5**

**SUBMISSION ON NOTIFIED PROPOSED PLAN CHANGE 19 TO CENTRAL OTAGO DISTRICT COUNCIL**

**Clause 6 of Schedule 1, Resource Management Act 1991**

To: Central Otago District Council  
PO Box 122  
Alexandra 9340

**SUBMITTER: Christine Page and James Page and MB & RA Cromwell Ltd**

1. This is a submission on proposed Plan Change 19 (Plan Change 19) to the Operative Central Otago District Plan (Operative CODP).
2. Christine Page and James Page and MB & RA Cromwell Ltd (the Submitter) could not gain an advantage in trade competition through this submission.
3. This submission relates to Plan Change 19 in its entirety.
4. The Submitter wishes to be heard in support of this submission and will consider presenting a joint case with other parties that make a similar submission.

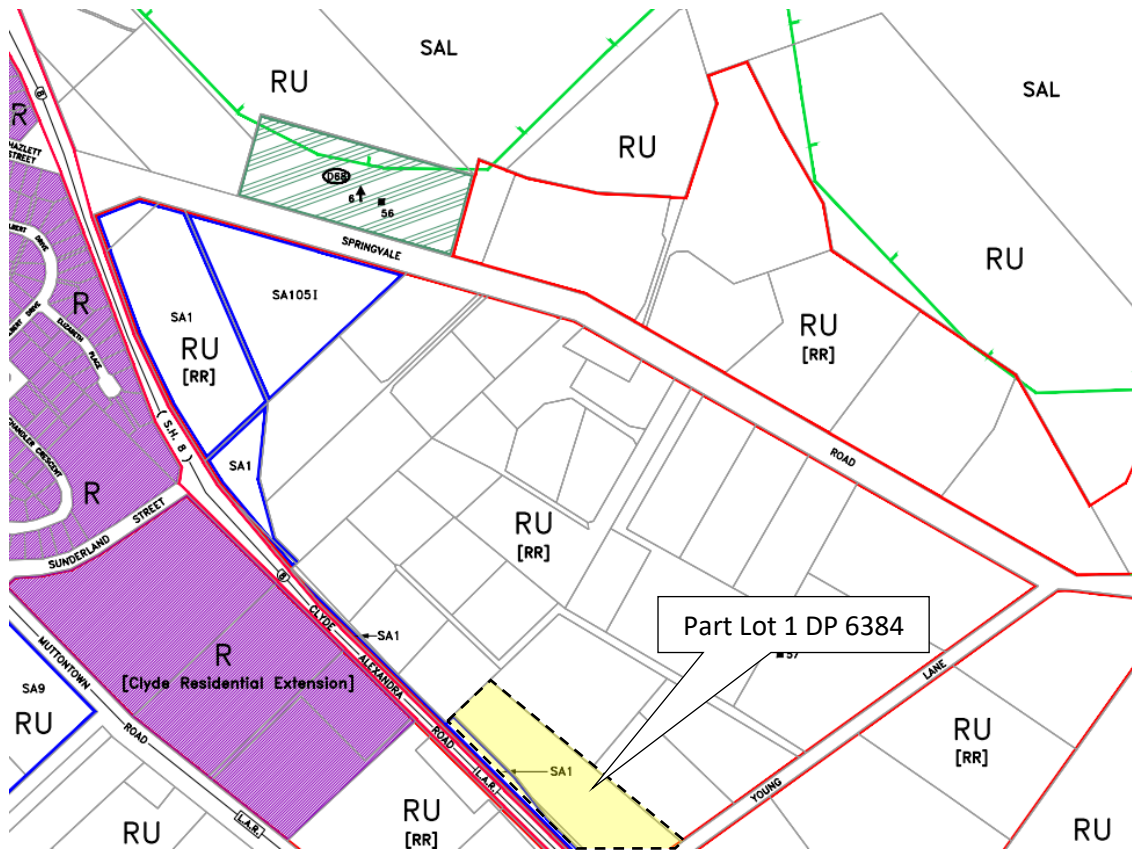
**General submission**

5. The Submitter has an interest in Part Lot 1 DP 6384. Part Lot 1 DP 6384 is located at corner of Clyde-Alexandra Road and Young lane south of Clyde, as identified below in Figure 1.



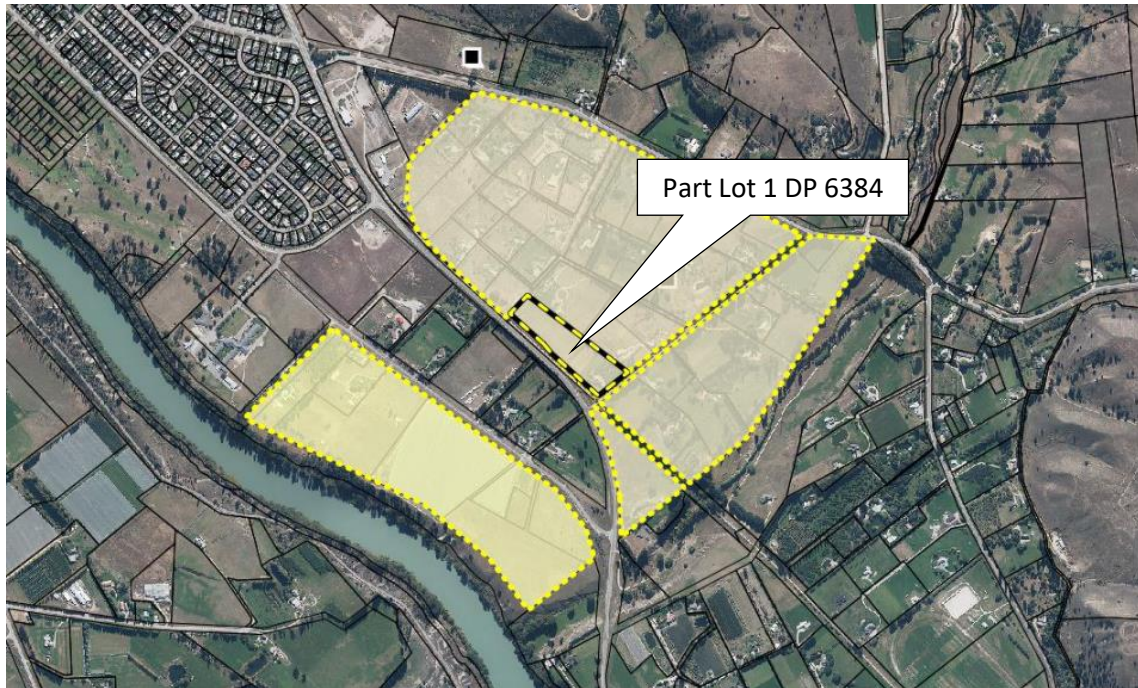
**Figure 1: Part Lot 1 DP 6384**

6. Part Lot 1 DP 6384 is zoned Rural Residential in the Operative CODP. Figure 2 identifies the extent of the Rural Residential Zone that applies to Part Lot 1 DP 6384.



**Figure 2: CODP Operative Plan Rural Residential Zone**

7. Plan Change 19 proposes to overlay the existing Rural Residential Zone that applies to Part Lot 1 DP 6384 with a 'Future Growth Large Lot' overlay. The purpose of the 'Future Growth - Large Lot' overlay is to identify locations where future development that reflects the 'Large Lot' residential zone is anticipated. Figure 3 identifies the extent of the 'Future Growth – Large Lot' overlay that applies to Part Lot 1 DP 6384.



**Figure 3: Plan Change 19 'Large lot' residential zone**

8. The Submitter seeks that land subject to the 'Future Growth - Large lot' overlay in Plan Change 19 should be rezoned now to be incorporated into the 'Large Lot' residential zone.

#### **Specific reasons**

9. The proposed 'Introductions' to each residential zone chapter in Plan Change 19 state with respect to Future Growth overlays, that *'the Overlay is intended to identify any location where future growth is anticipated, when further supply of residential land is required, and provided that there is capacity within the reticulated water and wastewater networks to service the additional development'*.
10. Each residential zone chapter includes a policy that requires the Central Otago District Council (CODC) to 'recognise and provide' for rezoning of land subject to a 'Future Growth' overlay, where it is demonstrated as necessary to meet anticipated demand and can be serviced by reticulated water and wastewater networks.
11. The National Planning Standards defines overlays as "An overlay spatially identifies distinctive values, risks or other factors which require management in a different manner from underlying zone provisions". The proposed use of future growth overlays does not fit this definition. It may be appropriate to include "Future Urban Zones" in the CODP, however reviewing the CODP chapter by Chapter does not allow for these types of changes to be made.
12. The 'Future Growth – Large Lot' overlay which includes the submitters property includes land that is; fragmented, characterised by residential land uses, easily accessible and is intersected by council's reticulated systems for water and wastewater. Given the consistently strong demand for property in

Central Otago, it is not clear why CODP's preferred approach is to identify this land as suitable for residential development but maintain its underlying rural zoning.

13. The National Planning Standards identify 'Future Urban Zones' (not overlays<sup>1</sup>) as a mechanism to control activities in areas considered appropriate for future residential development. It is the submitters position that the consistently strong demand for property in Central Otago and existing serving infrastructure make this land suitable for residential development now. Directing that growth in this area must be preceded by another plan change unnecessarily restricts residential development.
14. The submitter has concerns that given the time taken to progress a review of the CODP Residential Resource Chapter, it could be sometime before CODP considers a further plan change to allow land subject to a 'Future Growth' overlay to be developed according to its perceived capacity.

**Relief requested:**

15. The Submitter seeks that land subject to the 'Future Growth - Large lot' that overlay in Plan Change 19 that includes Part Lot 1 DP 6384 should be rezoned now to be incorporated into the 'Large Lot' residential zone.

**Signed:**



Matt Curran  
Planner for Submitter

02 September 2022

**Contact Details:**

**Address:** 13 Pinot Noir Drive  
PO Box 302  
Cromwell 9342

**Phone:** 03 477 7312

**Email:** matt@landpro.co.nz

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<sup>1</sup> The national Planning Standards define An overlay spatially identifies distinctive values, risks or other factors which require management in a different manner from underlying zone provisions.