

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: **Dr Chris Cameron and Ms Carolyn Patchett** _____

Postal address: **157 Dunstan Road, Alexandra, 9391** _____
(Or alternative method of service under [section 352](#) of the Act)

Phone: **021 034 2519** _____

Email: **chris.cameron@pdp.co.nz** _____

Contact person: **Dr Chris Cameron** _____
(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.~~

N/A

~~*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)

See separate page / attachment _____

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 separate page / attachment _____

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

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

See separate page / attachment _____

- ~~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

_____ 2 September 2022
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 notified Plan Change 19

1. Introduction and Background

Our names are Carolyn Patchett and Chris Cameron.

We own and reside at 157 Dunstan Road (CODC Parcel ID: 7875762, LOT 2 DP 518150). See Figure 1, below.



Figure 1: 157 Dunstan Road title area

Our submission should be read in conjunction with the submission of Shanon Garden of One Five Five Developments LP, relating to 155 Dunstan Road and surrounds.

2. Our submission:

As set out in the submission of One Five Five Developments LP, we seek that the notified rezoning of our property at 157 Dunstan Road, as well as 155 Dunstan Road behind us, and the blocks between us and the industrial zone at 113-129 Dunstan Road, be changed from Large Lot Residential (LLR), to either Low Density Residential (500m² min area), or alternatively, Large Lot Residential (P1) (LLR-P1) (1000m² min area).

This would enable our property to be developed to a minimum lot sizing of 500m²/1000m² as a discretionary activity.

3. Background:

Our block was subdivided off the Symons 155 Dunstan Rd property in early 2019. We contracted that property at the time of its initial subdivision and settled upon title issuing. We then built a house on this property in 2019-2020. See Figure 2, below.



Figure 2: Google earth image of 157 Dunstan Rd, with house

We are discussing an arrangement with One Five Five Developments LP, who have contracted to acquire and develop 155 Dunstan Road, where we may either sell a ~5800m² portion of our land to them, or we work with them to develop our property in some partnership arrangement. These arrangements are likely to be conditional on the outcomes of the Plan Change 19 re-zoning process.

An approximate 5800m² area is shown in Figure 3, below.



Figure 3: Approximate area to be developed by One Five Five Developments LP

We acknowledge that any change in zoning would apply to the whole of our property.

4. Rationale for smaller lot sizes and higher density

We refer to the more detailed submissions of One Five Five Developments LP.

Points we would specifically like to highlight in conjunction with that submission are:

- The proposed >2000m² zoning is inconsistent with the zoning immediately across the road (200m²) and nearby along Dunstan Road (500m²).
- Our property is not located in an “outer area” as described in the relevant proposed LLR rules. We feel that our property more comfortably reflects the characteristics described of Low Density Residential (i.e. central, with access to amenities and services).
- We share the views, expressed by One Five Five Developments LP, that the current plan arbitrarily stops the higher density Low Density Residential (LRZ) zone on the north of Dunstan Road at the Fulton Hogan Boundary. This makes little sense in terms of planning outcomes. Arguments made that this is necessary because of a) reverse sensitivity from the industrial blocks, b) adequate supply elsewhere, c) poor infrastructure, all do not stack up.
- As current residents, we do utilise the open space and many recreation opportunities available in the Molyneaux Park area, approximately 300m along the road to the east. We regularly walk to this area.
- Our property runs along the road frontage of Dunstan Road. Under higher density scenarios, Dunstan Road will transition into a suburban street. It makes sense to have reasonable density along the road frontage in an area so close to town, recreation and other amenities.
- Our property, being only 1.0Ha, with a house placed near the centre, is not able to be effectively and efficiently subdivided into lots of >2000m². Our property will only yield up to three lots at that minimum subdivided area. This reflects the challenge of applying relatively large-scale residential zoning across small-scale rural blocks with existing infrastructure.

5. Conclusion

In conclusion, the proposed LLR (>2000m²) density, applied across what will become a central residential area, close to appropriate amenities and services, is not a good use of available land. Higher density is appropriate, it will not cause any loss of amenity, nor degradation of the character of this area.

We ask that a zoning of either LLR (P1) or LRZ be applied to our land and to the area between us and the industrial zone back towards the township.

We thank you for the opportunity of making this submission in support of Plan Change 19.