

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: Kathryn Adams _____

Postal address: 14 Gantry Place Cromwell _____
(Or alternative method of service under [section 352](#) of the Act)

Phone: 02040765362 _____

Email: katadamsnz@gmail.com _____

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)

The specific provisions of the proposal that my submission relates to are:

(Give details, attach on separate page if necessary)

1. Standards: Low density Residential Zone LRZ-S1 Density _____
2. Cromwell Golf Course not being included in residential zoning _____

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.*
-

1. Please amend the Standards for Low Density Residential Zone Density from a minimum Lot size of 500m² to a minimum lot size of 400m²

Reason: Many of the Lots in old Cromwell are 840m² so having a minimum lot size of 500m² immediately limits the amount of in-fill development that can occur within Cromwell. It is known that the population will increase (The Long-term plan expects the districts projected population in 2050 to be 34,000 – an increase of 55% from 2018) yet the amount of new land being zoned as residential, or existing residential land being zoned as higher density residential in this proposed Plan Change does not provide enough places to live to account for this known increase. I understand that the infrastructure in those areas currently might not have enough capacity for higher density however it is more realistic and achievable to upgrade the existing infrastructure than to construct new infrastructure. If we don't provide for more dense development within our already urban area, the alternative is for urban sprawl (given the projected population increase) which will reduce the amount of productive land in the region and require brand new servicing infrastructure. A more dispersed population can put pressure on the affordability of providing and improving infrastructure (*CODC Long Term Plan 2021-2031 Infrastructure Strategy Executive summary*). Having a higher density population within our already urban area also supports multi-modal transport choices. Cycling to anywhere you need to get to within Cromwell town is easily achievable from the old Cromwell area, so if we have more of the population in a position to have this as a viable option, it will contribute towards the districts energy efficiency goals.

2. Please amend the zoning maps to include the Cromwell Golf Course as Medium Density Residential Zone

Reason: See above points about reasons for encouraging development within the already urban area. In addition to this, I note that I will be owner/occupier of a home in Prospectors Park along the Golf Course boundary and would like to see the golf course developed into residential. The benefits to broader society of addressing our housing shortage far outweighs the amenity provided to individuals looking out a south boundary to green space. _____

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

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

Amend the Standards for Low Density Residential Zone Density from a minimum Lot size of 500m² to a minimum lot size of 400m²_____

Amend the zoning maps to include the Cromwell Golf Course as Medium Density Residential Zone

- **I support / ~~oppose~~ the application OR neither support nor oppose** *(select one) support with above amendments made*
- **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

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.*