

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**

Fraser James Sinclair and Kelly Michelle Checketts

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Contact person: Fraser Sinclair

**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**

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

Refer to the attached submission document and supporting information.

**This submission is:**

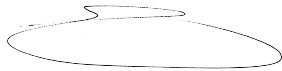
Refer to the attached submission document and supporting information.

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

Refer to the attached submission document and supporting information.

**I wish to be heard in support of this submission**

**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 2 September 2022

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.*

## **Overview of the submission**

The Submitter owns a property located at 3 Stout Terrace, Cromwell ("Property"). The Property is within one of the new proposed zones notified under PC19 as Large Lot Residential (LLR) with a 2000m<sup>2</sup> minimum site size/residential density. The Operative District Plan zoning and rules provide for a lot size of 4000m<sup>2</sup>.

## **Primary Relief sought**

The Submitter requests the following:

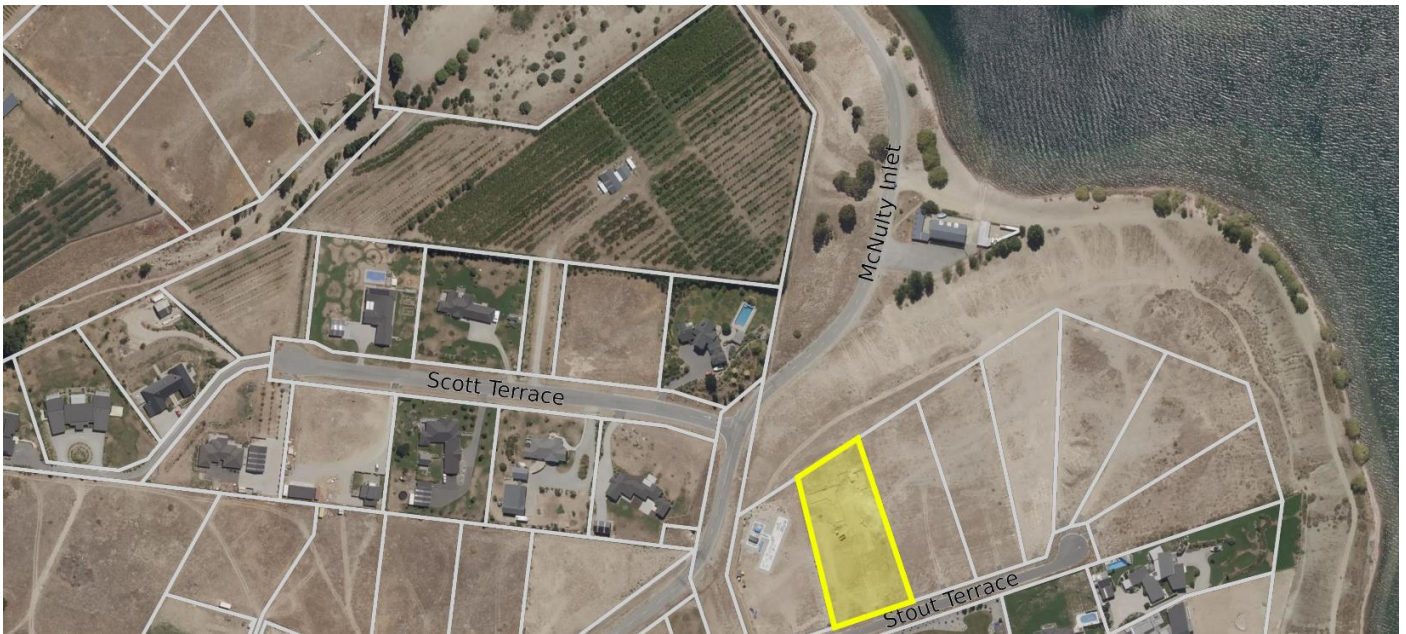
1. That the proposed LLR zone boundaries are redrawn and extended to include all properties in Scott Terrace.
2. That additional rules are inserted in the LLR zoning to more adequately protect the visual impact (particularly as a result of development viewable from lake reserve and the cycle trail network) and to prevent the loss of the rural transition area character of north Cromwell as a result of the greater density proposed by PC19.
3. That the proposed rules for new Low Density zoning in north Cromwell be amended to impose a greater minimum lot size of 1000 m<sup>2</sup> or the Low Density areas proposed in North Cromwell are changed to a different zoning with a minimum lot size of 1000 m<sup>2</sup>.
4. That the LLR zone rules for north Cromwell be clarified to ensure that an access right of way is included in the calculation for minimum lot sizing of 2000 m<sup>2</sup>.

## **Reasons for the Submission**

### **Point 1 above**

Scott Terrace is currently in the same zoning as the Property with a minimum lot size of 4000m<sup>2</sup>. The proposed new Low Density zoning of Scott Terrace will allow a minimum lot size of 500 m<sup>2</sup>, which is an eight fold increase in density compared with the present zoning. This is out of character for the area and will turn an area of rural transition character into an urban environment. Furthermore, the character of the properties on Scott Terrace are similar in nature to those in Stout Terrace and some of the other proposed areas to be zoned as LLR, particularly the properties to the eastern end of Scott Terrace (which are highly visible from lake reserve). See figure 1 below for illustration.

Fig 1.



#### **Point 2 above**

The current rules for LLR do not adequately control the visual impacts of residential development anticipated by greater urban densification, particularly as a result of residential development viewable from lake reserve and the cycle network. New rules should be added to limit building bulk, reduce building height limits, control building and roof colours/ materials, control light spill and pollution, and impose additional landscaping requirements to soften the visual impact of buildings viewable from lake reserve and the cycle trials.

#### **Point 3 above**

PC19 proposes a transition of zoning in north Cromwell from Low Density to LLR within properties currently being of similar character (other than those viewable from lake reserve or cycle trials). This creates a poor outcome for some adjoining areas of a similar character by allowing subdivision to a minimum lot size of 500 m<sup>2</sup> in some areas with the adjoining land of similar character allowing a minimum lot size of only 2000 m<sup>2</sup>. This is not a desirable outcome and the proposed Low Density zoning in north Cromwell (without an adjustment in minimum lot size) allows an eight fold increase in density. The submitter requests that the minimum lot sizing rules for the proposed Low Density zoning in north Cromwell be revised to 1000 m<sup>2</sup>. This better reflects the current character of the area (transition to rural) while allowing some densification to meet the objectives of the spatial plan.

#### **Point 4 above**

Many lots in north Cromwell are around the 4000 m<sup>2</sup> minimum lot size and many owners have built across the lot widths to maximise views. As such, in order to subdivide lots into two it would usually be necessary to include a right of way access to one of the proposed lots. If such a right of way area is not part of the calculation for minimum lot size then many of the larger current 4000 m<sup>2</sup> lots would not be capable of subdivision into two without the amalgamation of adjoining land (owned by third parties in most cases). This is not a sensible outcome given the proposed objective of allowing an amount of infill development.