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## 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: Hannah Reader

Postal address: 2 Campbell Street, Alexandra  
*(Or alternative method of service under [section 352](#) of the Act)*

Phone: 0274119103

Email: Hannah.reader@hotmail.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)*

PC19 zone maps and the rezoning of residential resource areas to either medium density residential or low density residential within areas already existing in the residential resource area (no specific numbering).

Specifically Appendix 1 of document titled 'Plan Change 19 – Residential Chapter Provisions' and LRZ-S1,

LRZ-S5. \_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

**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.*

I oppose the re-zoning of areas that are currently zoned residential (with no number) to low density residential and increasing the minimum lot size to 500m<sup>2</sup> in these areas. This is contrary to the National Policy Statement on Urban Development 2020 in which even tier 3 Councils still need to be incorporating the objectives of the Policy. To double to minimum lot size in areas that could subdivide down to 250m<sup>2</sup> under the current District Plan (residential resource area, no numbering) is not allowing for development in urban centres around areas of employment and where there is high demand for housing. This is going to put a halt on development in what appears to be over half of the larger towns in the District (Alexandra and Cromwell) and reduce the capacity for infill development, making for urban sprawl rather than intensification in already populated areas. The change to only a portion, less than half, being re-zoned to medium density residential and being able to subdivide down to 200m<sup>2</sup> and build up to 3 storeys does not detract from the fact that the remaining town centres will be unable to be developed at any point in the future. The rezoning in general I support, as it simplifies the overly complicated current District Plan residential resource area zoning rules, however I do not support the split of the urban centres into medium and low density residential and I am seeking this to be amended. I have looked at the street I currently live on to assess whether it would be feasible for everyone to develop down to the current minimum lot size of 250m<sup>2</sup>.

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

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

I seek the consent authority to amend the zoning of Cromwell and Alexandra under plan change 19 to be all medium density development within the town centres. Spatially, Alexandra should have the entire northern portion of town (north of the Clutha River) out to the Pines zoned medium density residential and the entire urban centre of Cromwell which is currently zoned medium and low density should be all medium density. The medium density area should be 250m<sup>2</sup> as it is currently, and the whole area should adopt the setbacks and building heights proposed for medium density residential. Low density residential could still exist in areas such as Bridge Hill, where the terrain and in situ material does not allow for easy development of sections smaller than 500m<sup>2</sup> regardless.

- **I oppose the application** *(select one)*
- **I wish to be heard in support of this submission** *(select one)*
- **\*I 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.**



02/09/2022

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**Signature**

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**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.*