

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: Rocky Glen Limited (C/- Lewis McGregor)

Postal address: 209 Chapman Road, Earnsclough, Alexandra 9391
(Or alternative method of service under [section 352](#) of the Act)

Phone: 027 391 0328/ 03449 2050

Email: rockyglenalexandra@gmail.com

Contact person: Walt Denley, Senior Planner at Landpro Limited, walt@landpro.co.nz
(Name & designation, if applicable)

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:

(Give details, attach on separate page if necessary)

Plan Change 19 is amended to extend the proposed Large Lot Zone to include the submitters land

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.*

In support providing amendments are made.

We seek the following decision from the consent authority:

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

Please refer to the attached document.

- I support the application
- I wish to be heard in support of this submission
- *We will consider presenting a joint case if others make a similar 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.

Bella Clark

Signature (signed on behalf of Walt Denley)

02 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.*

RESOURCE MANAGEMENT ACT 1991 – FORM 5

SUBMISSION ON NOTIFIED PROPOSED PLAN CHANGE 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: Rocky Glen Limited

1. This is a submission on proposed Plan Change 19 (Plan Change 19) to the Operative Central Otago District Plan (Operative CODP).
2. Rocky Glen Limited could not gain an advantage in trade competition through this submission.
3. This submission relates to Plan Change 19 in its entirety.
4. Rocky Glen Limited 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. Rocky Glen Limited owns Lot 1 DP 498688 and Sec 184 Blk I Fraser SD, located between Alexandra-Fruitlands Road and McGregor Road (as per Figure 1).

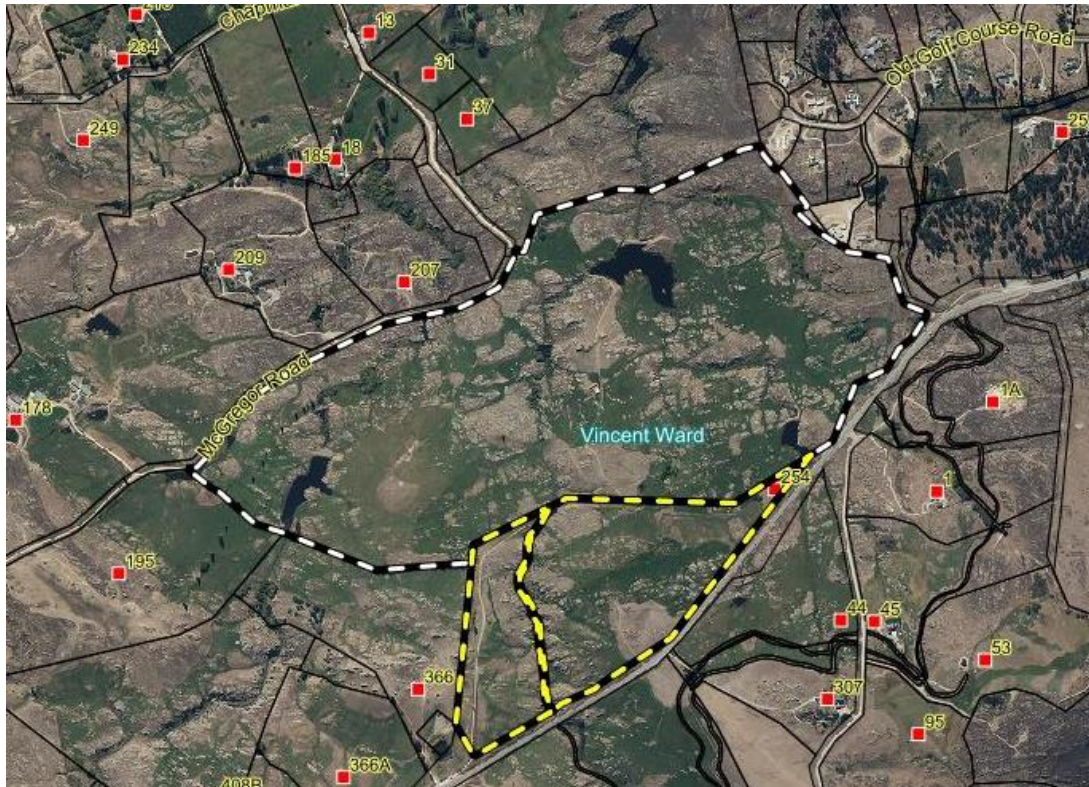


Figure 1: Land owned by Rocky Glen Limited

6. Under the operative Central Otago District Plan the land is fully contained within the Rural Resource Area.
7. The property is largely surrounded by smaller land parcels, ranging from 4-30 ha, often for rural residential purposes. There is existing residential development directly adjacent to the property, with the northeast boundary backing on to the Old Golf Course Road development, designated as Residential Resource Area 9 within the CODP. A recreation reserve also sits adjacent to the property on the northeast boundary, designated as D48 within the CODP. Rural Residential Area 3 also lies approximately 530m west of the property, an area containing 20 4ha lots adjacent to Conroys Road.
8. As shown in Figure 1, the eastern boundary of the site has road frontage on to the Alexandra-Fruitlands Road, while the eastern boundary has road frontage on the McGregor Road. The northern boundary is also located only 75m from the end of Old Golf Course Road.
9. Rocky Glen Limited would like to see the existing residential zoning underlying the Old Golf Course Road subdivision to be extended to their property, which is directly adjacent to this area. The Owners feel this land represents a logical expansion of the residential zone at this location, enjoying good north aspect and offering a unique Central Otago landscape in which to place new houses. Re-zoning this property as residential would assist in accommodating future growth while addressing key issues facing the Vincent area and providing additional lots with a desirable and unique central Otago outlook.

10. The property is currently used for farming deer, the property is not considered to be great production land due to the significant protruding and underlying schist rock formations across the property which significantly effect drainage with only shallow soils being present between rock formations. The shallow soils and drainage qualities present limit the productive value of the site.
11. Furthermore, the property is discreetly located due to the natural topography of the area, with a significant terrace being located directly north of the property. The property effectively screened from view from the Alexandra township and the surrounding area, while also being elevated with views looking towards the Old Man Range. The site is visible from highway, with the land sloping away from the highway, with the view being across the site to the Old Man Range as the backdrop. New residences would be able to be incorporated into this landscape utilising natural screening provided by the schist outcrops and ensuring the that the main view to the mountains is not obscured from the highway.
12. The site has road frontage on McGregor Road and Alexandra-Fruitland Road, both of which could be used for access.
13. Overall, the property owners think this site is highly suitable for a residential extension that would provide desirable sections that would add value to the wider of the Alexandra township and community. The re-zoning of this property from rural to residential would increase the supply of land suitable for residential purposes, positively effect property prices and affordability issues in Vincent, while having low effects in terms of productive land, landscape, and the environment.

Relief requested:

14. Plan Change 19 is amended to extend the proposed Large Lot Zone to include the submitters land.



Signed:

Walt Denley
Planner for Submitter

Contact Details:

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PO Box 302
Cromwell 9342

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