



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: FIN WHITE

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(Or alternative method of service under section 352 of the Act)

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Contact person: FIN WHITE
(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.~~

~~*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 attached page

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 Plan change 19
See attached Page

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

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

To leave the area north of Highway 8B (excluding the
weaving tree development) RRA 6, minimum 4000 sqm or greater
classifying it as a Precinct

- ~~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

2/9/22
 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.

Plan Change 19

I am opposed to the changes proposed to the area within the North of state highway 8B, (excluding the Wooing Tree development) called RRA6.

The present RRA6 to be designated a Precinct P4, being a minimum of 4,000 sqm.

Nearly all the land in RRA6 have dwellings built on the sections and is extremely impractical to down size the section to 500 sqm.

If the Plan Change 19 is approved it will cost the CODC millions of dollars to upgrade, roading, lighting, foot paths, underground services.

There is no reason to effect the change on RRA6 as there is plenty of under developed land to be utilized for dwelling within the township of Cromwell.

The environment within RRA6 will be shattered with the huge increase in road traffic.

There are always people who wish to have large sections.

There is no mention in the master plan, nor the spatial plan to create two different zones within RRA6. Where did this come from?

Subdividing a 4,000 sqm section in half or 8ths intensification would be out of character within this area (RRA6) and in contrast to the present environment.

We purchased our property because of the space and private nature of our section, a shared driveway with our neighbour could turn into a loss of our amenity with the increase of traffic numbers.

Affordable housing would be a myth. Prices within the Wooing Tree development has proved that.

The CODC own plan describes, maintain^{ing} the character of the residential resource area. If PC19 is approved the character of the area RRA6 will be compromised and lost to the future.

Because of the significant nature of PC19, I am of the opinion that an independent commissioner should be appointed to oversee the hearings in Cromwell.

I am opposed to the PC19 with reference to RRA6 area and request that RRA6 be classified as a precinct 4 with section size being retained as it is now 4,000 sqm as a minimum size.

Mr Fin White,
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Cromwell.