

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: Derek Shaw

Postal address: 18 Old Golf Course Road, Alexandra
(Or alternative method of service under [section 352](#) of the Act)

Phone: 027 3062213 or 0272 444736

Email: dbandrachel@gmail.com

Contact person: As Above
(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
(*select one)

The specific provisions of the proposal that my submission relates to are:
(Give details, attach on separate page if necessary)

My submission specifically relates to the "Old Golf Course" development in Alexandra.

This established development is covered by Large Lot Residential, P3 with a proposed reduction in minimum size to 6000 square metres. I propose, for the reasons below, that this minimum size be reduced to **4000 square metres**.

The Old Golf Course was developed in two stages with some sections up to 1.2 hectares, but the majority appear to be around 0.8 to 1.0 hectares. These sections cannot currently be developed because of their present size, alone.

Furthermore, some sections cannot physically be developed because of the present location of the existing dwelling or the geographical nature of the sections. For example, the sections above Chapman Road, to the northwest of the Old Golf Course, have a small, usable building platform with a large area of land which is very steep and has rocky drop-offs which are impractical to build on. Other features such as water-races also reduce the practicality of developing some sections.

By reducing the minimum size of sections in this area to **4000 square metres** the Plan would allow for limited development potential and opportunity in a measured, planned way without putting undue pressure on the current infrastructure and services. These services in this area appear to be substantially under-utilised at the current time. This statement is made from observation of very few vehicle movements on Old Golf Course Road and being aware that there are no known current issues with storm or wastewater.

The Old Golf Course affords a commanding view of the surrounding basin and mountains, and limited, targeted development would be positive for the community and rating base while having a limited impact on the environment.

"In-fill" development, such as proposed here, appears to be a common-sense way to utilise unused land and maximise existing services and would compliment the trend of 'in-fill' development in other parts of the ward.

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 support the proposal to reduce the minimum size of Large Lot Resident (P3) sections but wish to amend the minimum size from 6000 square metres, as proposed, to a more practicable **4000 square metres**.

The current proposal to have a minimum size of 6000 square metres, to my knowledge, would allow only one or two sections, if any, in the Old Golf Course, to be developed.

We seek the following decision from the consent authority:

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

That the authority allows the minimum size of Large Lot Residential (P3) sections in the area known as the Old Golf Course, to have a minimum size of **4000 square metres**.

- I support the application?
- I wish to be heard in support of this submission.
- *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.



27 August 2022

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.*