

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: Holly Townsend

Postal address: 13 Don Place, Alexandra
(Or alternative method of service under [section 352](#) of the Act)

Phone: _____

Email: townsendholly@gmail.com

Contact person: _____
(Name & designation, if applicable)

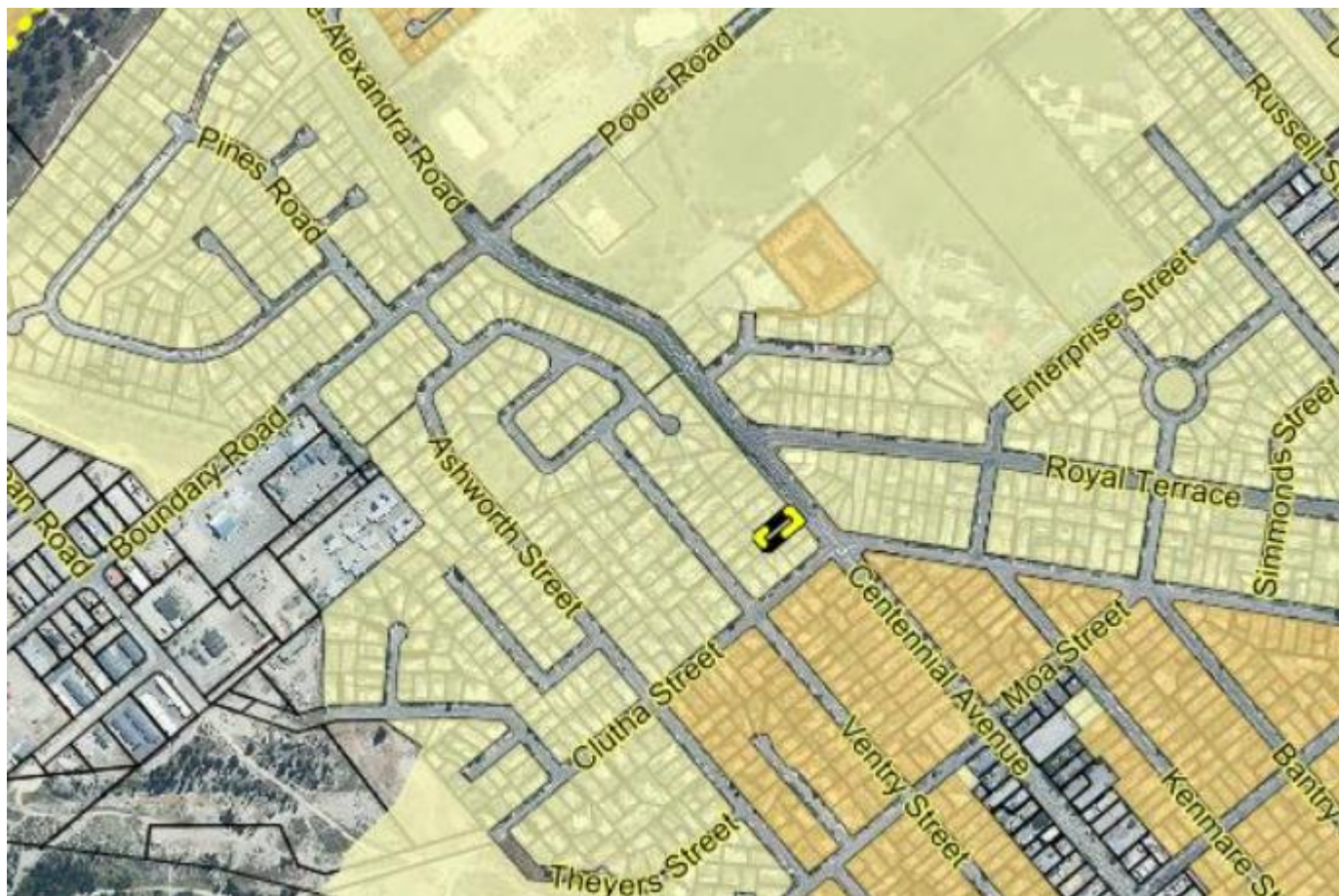
This is a submission on proposed Plan Change 19 to the Central Otago District Plan (the proposal).

I am 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)

The low density residential zone in Alexandra, (specifically the area between Clutha Street and Boundary Road on the river side of Centennial Ave) moving from having a 250 sqm minimum lot size to a 500 sq m minimum lot size. Indicative map below:



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 wish to have the provision amended to: allow this area to maintain the 250 sq m lot size.

Reasons:

1. Increasing lot sizes in an area that is clearly “in town” acts against the general purpose of the plan to have higher density housing “in town”
2. Reducing the ability to utilise urban land while planning to open new areas to urban development seems inefficient in terms of providing utilities, maximising urban land and reducing green space
3. Many sections in this area are over 800 sq m but under 1,000 sq m – which effectively sets the minimum lot size at 800-900 sq m as subdivision to 500 sq m will become impossible (or more difficult)

4. Some sections in this area have already been subdivided leading to a mixed density zone, it would be fairer and more visually appealing to work towards a more similar density

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

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

Allow the low density residential zone in Alexandra, (specifically the area between Clutha Street and Boundary Road on the river side of Centennial Ave) to maintain a 250 sqm minimum lot size

- **I oppose the application**
- **I do not 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.

____Holly Townsend_____
Signature **Date** 2/9.2022_____

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.*