

**IN THE ENVIRONMENT COURT  
AT CHRISTCHURCH**

**I TE KŌTI TAIAO O AOTEAROA  
KI ŌTAUTAHI**

**ENV-2024-CHC-076**

**Under** The Resource Management Act  
1991 (the **Act**)

**In the Matter** of an appeal pursuant to clause  
14 of schedule 1 of the Act,  
concerning the Central Otago  
District Plan – Plan Change 19  
(**PC19**)

**Between** **BRIAN DE GEEST**  
**Appellant**

**And** **CENTRAL OTAGO DISTRICT  
COUNCIL**  
**Respondent**

**And** **AURUM WINES LIMITED**  
**s 274 Party**

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**SECTION 274 NOTICE ON BEHALF OF AURUM WINES LIMITED**

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**GALLOWAY COOK ALLAN LAWYERS**

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**SECTION 274 NOTICE**

To: The Registrar

Environment Court

Christchurch Registry

1. Aurum Wines Limited (**Aurum**) wishes to be a party to the following proceeding: *De Geest v Central Otago District Council*, ENV-2024-CHC-076.
2. Mr Anthony (Tony) Lawrence is a director of Aurum and made a submission on PC19 (**Decision**); OS37, FS226. Aurum succeeds those submissions pursuant to s 2A of the Act.
3. Aurum is a person who made a submission on the subject matter, and Aurum made a further submission on Mr De Geest's submission.
4. Aurum is not a trade competitor for the purposes of section 308D of the Resource Management Act 1991.
5. Aurum is interested in all of the proceedings.
6. Aurum is interested in the following particular issues in respect of enabling higher density development:
  - (a) The rezoning of the land legally described as Lot 1 DP 23948 (**Site**).
  - (b) Amendments to the Large Lot Residential Zone (Precinct 1) (**LLRZ**).
7. Aurum opposes the relief sought because:
  - (a) The primary relief sought to rezone the site to Low Density Residential (**LDR**), and the secondary relief to rezone to a mixture of residential densities including LDR and LLRZ, is inappropriate for the site and not in accordance with the character of the surrounding area.

- (b) The Decision rezoned the Site LLRZ and provides a minimum site density of 1000m<sup>2</sup>, striking an appropriate balance between enabling at least sufficient development capacity in accordance with the National Policy Statement on Urban Development 2020 (**NPSUD**) and providing for a well-functioning urban environment.
  - (c) The Decision struck the right balance between allowing efficient development and maintaining the amenity and character of the area. Allowing the Appeal would result in a less desirable outcome in terms of a well-functioning urban environment.
  - (d) The Decision is consistent with the NPSUD provides for a range zoning outcomes in North Cromwell. The relief sought seeks to provide a greater investment return by increasing development density, at the expense of broader considerations under the NPSUD.
  - (e) The Decision achieves the purpose of the Act and gave appropriate weight to amenity concerns as required by Part 2 and the NPSUD.
  - (f) Higher density development at the periphery of the urban growth boundary adjacent to lower density development is incongruent with standard planning practices and encourages environmental creep beyond that boundary.
8. Aurum agrees to participate in mediation or other alternative dispute resolution of the proceedings.

Date: 23 August 2024



Bridget Irving / Hannah Perkin

Solicitor for Aurum Wines Limited

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*Advice*

If you have any questions about this notice, contact the Environment Court in Auckland, Wellington, or Christchurch.