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24th April 2024

The CODC Hearings Administrator

Tarryn Lines

Email: districtplan@codc.govt.nz

Please find additional notes to my submission on Plan Change 19:

With reference to the triangle of land bordered by SH8b, SH6 and Lake Dunstan, excluding the Wooing Tree Block.

I submit, based on my presented evidence that this entire block should be rezoned Low Density Residential (LDR).

That to rezone approximately ½ this block in a patchwork fashion to Large Lot Residential Zone (LLRZ) to protect the lakeside frontage, and possibly the nohoanga site from insensitive housing by creating large lots is counter-intuitive, for the following reasons:

1. Most housing adjacent to the lakefront extends to the maximum with allowing for side yardages. The larger the lots, (LLRZ) the fewer the side yardages. So, larger lots will potentially increase the impact of housing visibility from the lakefront and nohoanga site. Smaller lots (LDR) with more side yardages will potentially reduce the impact of housing visibility.
2. Land adjacent to SH6 is rezoned Large lot Residential Zone. Even bearing in mind clause 1, this is illogical as it is the land furthest from, and least affected by the nohoanga site or the lakefront.

I reiterate my submission. A better way to protect the lakefront and nohoanga site from the impact of housing with a zone change would not be to create a patchwork of two zones. Instead, the entire block should be rezoned:

1. Low Density Residential (LDR).
2. A building setback placed on all lots immediately approximate to the lakefront and nohoanga site. I suggest this should be 30 meters. This would be consistent with the 30-meter building setback against State highway 6 and 8b, so, surrounding the entire area.

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