

CENTRAL OTAGO DISTRICT COUNCIL

PLAN CHANGE 19 HEARING

STATEMENT OF EVIDENCE BY JOHN DUTHIE ON BEHALF OF WOONG TREE PROPERTY DEVELOPMENT LIMITED PARTNERHIP

SUBMISSION 79 - PLANNING EVIDENCE HEARING 2 - ZONING

Introduction

1. My name is John Robert Duthie. I hold a Bachelor of Town Planning from University of Auckland. I am a member of the New Zealand Planning Institute. I have had 33 years' planning experience in local government and 13 years in private practice as a founding director of Tattico.
2. In that time I have been involved in a significant number of projects involving medium density residential development. This has involved both the development of District Plan and Plan Change provisions, and in major subdivision and development consenting. These have included areas ranging from urban communities to provincial townships.
3. I have provided planning services to Woong Tree Property Development Limited Partnership (WTPD) since 2020.

Submission 79

4. Tattico lodged Submission 79 on behalf of WTDP.
5. Essentially this submission:
 - (a) supports the Council initiatives on medium density residential zoning;
 - (b) requests some modifications to the general provisions;

- (c) raises specific issues relating to business zoning and building line setbacks on the Wooing Tree land at Cromwell.

This evidence addresses the WTPD submission on zoning and the building line.

Medium density residential zoning

6. The primary point that WTPD wishes to reinforce during this hearing process is its strong support for the Council's initiative in developing a range of residential zones for the Central Otago area including a specific zone to provide for medium density residential development.
7. In my view, Plan Change 19 sets up an appropriate zoning hierarchy which best reflects the Central Otago residential community providing for areas of large lot, low density, and medium density housing. The Council has set out in your section 32 report the rationale for this and why this best meets the purpose of the Act. My focus has been on the medium density residential provisions. I support the introduction of medium density residential provisions into the District Plan and identifying suitable areas grouped around the core urban places, particularly Alexandra and, in the Wooing Tree case, Cromwell. Creating a more targeted zoning regime which identifies areas appropriate for lower densities and medium density will, in my view, give better planning outcomes.

Residential zoning Wooing Tree

8. Wooing Tree is currently zoned predominantly Residential Resource Area(s), but with a portion of the land zoned Business Resource Area. I refer to the Business Resource Area later in this evidence. This section addresses the MDR zoning.
9. WTPD strongly supports the medium density residential zoning of Wooing Tree.
10. Wooing Tree benefits from being:
 - adjacent to the Cromwell Town Centre;
 - having significantly improved and easy connections by road and (on completion of the underpass) walking and cycling to the town centre;
 - much of the residential catchment is within a 400m pedshed of the town centre and all of it essentially within an 800m pedshed;

- the Cromwell spatial framework plan identified Wooing Tree as a medium density zoning area;
- the land is flat and suitable for development;
- the existing consents on the land enable a form of medium density development;
- all of Stage 1, 2A, B, C and D, and 3A and B meet the density controls of the MDRZ provisions. Stages 4 and 4B are yet to be tested but are applying under the comprehensive residential development provisions. These have net site areas ranging from 170m² to 468m².

11. The Council's section 32 analysis and the planning officer's report sets out why the land is appropriate for MDRZ. I agree with that analysis and support the zoning.

Business Resource Area

12. There is a strip of Business Resource Area land applied to the current Wooing Tree land. This allows for 4,000m² gross floor area of commercial activity.

13. The current plan change seeks to delete this Business classification and zone the entire block MDRZ.

14. The existing consents for Wooing Tree enable two business lots adjacent to the new roundabout. These provide for 1,000m² gross floor area of retail activity.

15. Lot 601 immediately west of the roundabout entrance road, will be developed for a 350m² cellar door with an application to run events from the site including the ability to put a temporary marquee on the property. That is subject to an existing application before the Council. The events activity is therefore uncertain, but the 350m² cellar door is approved and will soon start construction.

16. The second site is Lot 602 east of the entrance road. This has an existing consent for 500m² of business development (retail) with an application in the final stages of processing before the Council for a retail development of 650m² (when combined with Lot 601, keeping to the 1,000m² limit within the current consent).

17. This submission seeks to preserve the status quo by classifying these two sites Business.

18. The applicant would be supportive of a provision in the plan limiting the gross floor area of retail activity within the two sites to 1,000m² gross floor area..

19. The purpose of this submission is to simply preserve the current level of intensity and location of retail activity in Wooing Tree. It represents a substantial reduction in the retail activity permitted under the Operative Plan.

20. Effectively, WTPD is seeking to amend the PC19 proposition by:

(a) retaining a level of Business Resource area classification and activity on the site, but substantially reduced from the Operative Plan; and

(b) identifying the location of that business activity to align with the current consents for the land.

Building line

21. PC19 introduces a 30m building line along State Highway 6 and 8B frontages.

22. The existing consent provides for a 15m setback with a landscaped bund. There is an additional 3m rear yard giving an equivalent building line of 18m

23. This submission simply seeks that the building line restriction on Wooing Tree align with the existing consent. This would be a 18m building line setback on the SH8B and SH6 boundaries. WTPD is happy for there to be a requirement that the 18m building line be in the form of a 15m landscaped bund, and a further 3m set back to any building. If the Council wished, it could simply turn the existing condition of consent into a rule applying to that portion of the building line.

24. The officers report seems to have some sympathy for the approach but recommends against it out of concern of unpicking the conditions.

25. The above controls align with the requirements of the conditions. A rule requiring 15m of the building line adjacent to the SH6 and 8B boundary to be in the form of a landscaped bund planted in vines or native vegetation.

Conclusion

26. The key points of this submission are:

(a) Strong support for the MDR zoning being applied to the Wooing Tree block, and support for the

officer's recommendation in this regard.

- (b) Seeking Lots 601 and 602 be zoned Business Resource Area to reflect the existing consents.
- (c) If it is the Council's preference, WTPD would support a rule being added into the Wooing Tree B Resource Area provisions such that the gross floor area on lots 601 and 602 not exceed 1,000m².
- (d) That the building line on the WTPD site along SH6 and SH8B be set at 18m.
- (e) WTPD would accept a rule aligned to the building line saying that 15m of the 18m must be in the form of a landscaped bund adjoining SH6 and 8B. This effectively turning the existing condition of consent into a rule within the plan.

John Duthie

16 May 2023