

PLAN CHANGE 19 HEARING

SUMMARY OF EVIDENCE BY JOHN DUTHIE ON BEHALF OF WOONG TREE PROPERTY DEVELOPMENT SUBMISSION 79 - PLANNING EVIDENCE HEARING 2 - ZONING

OVERVIEW

1. The key points of this submission are:
 - (a) Strong support for the MDR zoning being applied to the Woong 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 Woong Tree Business 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 the 15m must be in the form of a landscaped bund. This effectively turning the existing condition of consent into a rule within the plan.

Medium density residential zoning

2. 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.

Residential zoning Woong Tree

3. WTPD strongly supports the medium density residential zoning of Woong Tree.
- 4.

Business Resource Area

5. 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.
6. The current plan change seeks to delete this Business classification and zone the entire block MDRZ.
7. 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.
8. This submission seeks to preserve the status quo by classifying these two sites Business Resource Area.
9. 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.
10. 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.

Building line

11. PC19 introduces a 30m building line along State Highway 6 and 8B frontages.
12. 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
13. 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.

John Duthie

16 May 2023