

Submission to: Hearing Panel

On: CODC Plan Change 19, Stage 2 Zoning

Submitted By: Mark T Mitchell

With particular regard to North Cromwell zoning and proposed LLRZ density (in LLRZ-S1) as shown on the Plan Change 19 Zone Maps and set out within the Plan Change 19 Residential Chapter Provisions

A. BACKGROUND

I refer to my as-lodged submission dated 1 September 2022 and present background to that submission in reference to proposed LLRZ zoning for North Cromwell.

Standard LLRZ-S1 in the notified Plan Change 19 Provisions notes that the minimum lot size is set at 2,000 sqm with respect to my North Cromwell properties, and Standard LLRZ-S4 notes that maximum site coverage is 30%.

I submit that the desired outcome of an increase in population density for North Cromwell will not be achieved appropriately under this criteria.

Instead I submit that in order to achieve the desired outcomes in relation to the Cromwell Spatial Plan, whilst also enabling appropriate development that does not compromise the character of North Cromwell, the minimum lot size should be reduced to 1,500 sqm.

The reasons for this are clearly outlined in the evidence presented by Mr Campbell Hills.

B. UPDATED SUBMISSION

My name is Mark Thomson Mitchell and I am a Consulting Geotechnical Engineer with my background of having my own consulting business for in excess of 40 years. Over that time I have been retained to advise on, and to monitor construction of both residential and commercial subdivision developments, providing advice on in excess of 15,000 projects.

While my office location was in Hamilton, many of the projects were located across various parts of New Zealand, and several within Queenstown and further south.

About 25 years ago I purchased a bare lot located at 16 Bell Avenue on behalf of my Family Trust, at a time when only about 5 sections within Bell Avenue were occupied by residential dwellings, with the remainder of the area being undeveloped. In the following approx. 5 years I purchased two other properties in Scott Terrace, the purpose of which was to provide for my retirement.

1. No 16 Bell Avenue

The dwelling on this lot is situated on the 15-metre lakefront setback, as are all other houses located on the eastern side of Bell Avenue. Most of these lots have an area of 4,000 sqm or a little more and their locations can be viewed on the documents that are to be presented as part of Mr Campbell Hills' evidence which is to follow.

The Plan Change 19 provisions and zone maps propose increased density for the Bell Avenue area and beyond, with a minimum lot area of 2,000 sqm, and with a maximum site coverage of 30%, as notified. It is understood that a purpose of the notified zoning was to enable an increase in the population density within about 800 metre radius of the town centre, as was part of the Cromwell Spatial Plan outcomes.

Mr Hills and others from C Hughes & Associates have completed an investigation, including review of aerial photographs of that area located to the north of SH 9 and through to McNulty Inlet, with existing and potential boundaries overlaid; the purpose of which was to determine the likely outcome of current lots being subdivided to provide a series of new 2,000 sqm lots.

The aerial photographs that are to be shown as part of Mr Hills' evidence show that for many of the lots where established houses have been constructed, it will be difficult for new lot sizes of a minimum 2,000 sqm area to be formed without compromising the surroundings of the current dwellings and associated landscaping.

I therefore propose, in order to at least partially increase the number of new house sites to be established to the north of SH6, a reduction of the minimum lot size from 2,000 sqm to 1,500 sqm. And at the same time, maintain the maximum site coverage to be 30%, which would provide for a house plus associated building area of up to 450 sqm, and with driveway and landscaping for each lot to be at least 1,050 sqm.

2. No. 3A Scott terrace

As indicated in my previous submission, I purchased this 2.8 ha property about 20 years ago, which was prior to the creation of Scott Terrace subdivision development, and had a frontage onto Shortcut Road at the time. Subsequently that subdivision was approved and I then purchased a 20m wide entrance strip from the Developer so as to provide for a future residential development.

That Purchase Agreement involved a part financial contribution to the sewage pump station that is located adjacent to No 2 Scott Terrace. A wastewater sewer connection that extends to about 100m into my property was constructed at the time of the pumping station and the Scott Terrace subdivision development.

The bare land was subsequently deeply cultivated and planted as a stonefruit orchard with tree numbers of about 3,500. It is now not possible for this relatively small orchard to be economically managed, and therefore I have planned for the land to be subdivided into a residential subdivision, with a possible restricted gate entry.

The application for subdivision was initially submitted to Council in March 2022, but that application was put on hold when a forthcoming Council Plan Change was announced and then withdrawn when preliminary details of the scope of Plan Change 19 were announced.

This property is near-level and is situated on an elevated river terrace, with reduced site visibility from off-site on account of the planted, 90-metre long site access strip and with a tree shelter belt located on the south side of the orchard. The adjacent reserve areas to the west and east of the property are also occupied by relatively high trees.

In addition, an effective building setback of about 30-metres (15m setback from lakefront boundary plus 15m beyond this to the terrace edge) from the northern and eastern edges of the terrace will effectively restrict visibility of future housing development from those directions. On this account, there is only a limited visibility from off-site, being generally less than other North Cromwell lakefront residential areas.

The lot layout that is currently proposed for residential development of this site is for lot sizes varying between 1,500 and about 2,500 sqm, so this will be in keeping with the requested zoning, being a 1,500 sqm minimum.