

## Resource Management Act 1991

### FURTHER SUBMISSION IN SUPPORT OF, OR IN OPPOSITION TO SUBMISSION ON NOTIFIED PROPOSED PLAN CHANGE TO THE CENTRAL OTAGO DISTRICT PLAN

Clause 8 of Schedule 1, Resource Management Act 1991

(FORM 6)

19/172

To: The Chief Executive  
Central Otago District Council  
PO Box 122  
Alexandra 9340

RECEIVED  
14/12/2022  
CODC

### Name of person making further submission

Name: **Brian De Geest**

Postal address: **P O Box 187 Oamaru 9400**

(Or alternative method of service under [section 352](#) of the Act)

**027 242 8646**

Email: **brian@degeest.com**

Contact person: **Brian De Geest**

(Name & designation, if applicable)

This is a further submission ~~in support~~ of (or in opposition to) a submission on Proposed Plan Change 19 to the Central Otago District Plan.

I am:

1. A person representing a relevant aspect of the public interest, the grounds for saying this being:

.....; or

2. A person who has an interest in the proposal that is great than the interest the general public has, the grounds for saying this being:

**I am submitter 21** .....; or  
(Please state whether you are a person who may make a submission under 1 and/or 2 above and also specify/explain the grounds for saying that you come within category 1 and/or 2)

**3. The local authority for the relevant area.**

I ~~support~~ (or oppose) the submission of:

**See attached list**..... on Plan Change 19  
(Please state the name and address of original submitter and submission number and submission point number of the original submission)

The reasons for my ~~support~~ (or opposition) are:

**See attached**.....  
.....  
.....  
.....

(Please give reasons and continue on an additional page if necessary)

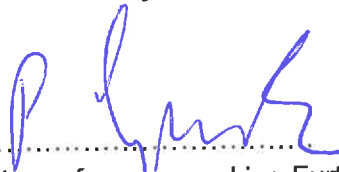
I seek that the whole (or part [describe part]) of the submission be allowed (or disallowed):

**I seek that the whole of the submissions listed be disallowed as they relate to Lot 1 DP 23948**.....

.....  
(Please give precise details)

I wish (~~or do not wish~~) to be hearing in support of my further submission.  
(Please strike out as applicable)

If others make a similar submission , I will consider presenting a joint case with them at a hearing.  
(Please delete if you would not consider presenting a joint case)



.....  
Signature of ~~person making Further Submission~~  
(or person authorised to sign on behalf of person making further submission)  
(A signature is not required if you make a submission by electronic means)

Date: ..... *14 December 2022* .....

Email: ..... *peter.dymock@ppgroup.co.nz* .....

Telephone No: **(0274) 377 910**.....

Postal Address: **Paterson Pitts Limited Partnership**

**P O Box 103**

**Alexandra, 9340**

Contact Person: **Peter Dymock** .....  
(name & designation, if applicable)

## **Submissions close at 4pm on Tuesday 20 December 2022**

Submissions can be emailed to [districtplan@codc.govt.nz](mailto:districtplan@codc.govt.nz)

### **Note to person making submission**

A copy of your further submission must be served on the original submitter within 5 working days after it is served on the local authority.

Please note that your submission (or part of your submission) may be struck out if the authority is satisfied that at least 1 of the following applies to the submission (or part of the submission):

- it is frivolous or vexatious:
- it discloses no reasonable or relevant case:
- it would be an abuse of the hearing process to allow the submission (or the part) to be taken further:
- it contains offensive language:
- it is supported only by material that purports to be independent expert evidence, but has been prepared by a person who is not independent or who does not have sufficient specialised knowledge or skill to give expert advice on the matter.

## List of submissions to PC 19 I oppose :

Submission	Submitter	Address for Service
4	DG Reece	debbiereece63@gmail.com
5	CJ Reece	colinreece58@gmail.com
6	D & C Reece	debbiereece63@gmail.com; colinreece58@gmail.com
8	R & W Byrne	wendyandrichardbyrne@gmail.com
20	S & L Smith	haljam@xtra.co.nz
23	AJ Wilkinson	andy@mishasvineyard.com
25	J Hopcroft	jmhopcroft1@gmail.com
35	B & C Lynch	bernard.lynch183@outlook.com
37	A Lawrence	tonylawrence@outlook.co.nz
38	L Hopcroft	lyall.jan2@gmail.com
39	Y Maxwell	roddyvonne@gmail.com
40	R Maxwell	roddyvonne@gmila.com
50	J Walker	jbwalker@xtra.co.nz
54	North Cromwell Society Incorporated	ben@cuee.nz
55	R Scott	bobscott11@xtra.co.nz
57	B Walker	jbwalker@xtra.co.nz
59	P Robertson	paul@design4detail.nz
63	J Anderson	julene.maree@hotmail.com
65	I Anderson	ian.anderson@hotmail.com
66	T Deaker & M Borrie	trevandmark@gmail.com
87	M & K Wright	wrightnz168@gmail.com
118	Lakefield Estate Unincorporated Residents Group	lawson_otatara@xtra.co.nz
121	S Anderson	gary@garyanderson.co.nz
131	L Gill	loisg@xtra.co.nz

## The reason for my opposition are :

1. I am submitter 21.
2. My site is located on SH6 , north of SH 8B and has direct frontage onto Lake Dunstan. My submission requests that my site be rezoned from RRA (3) in the Operative District Plan (ODP) to medium density (MRZ) under PC 19.
3. The submitters listed below generally wish to retain the current zoning in the ODP of all of the land between SH 8B and Lake Dunstan to be in the RRA (6) Resource Area( i.e. A minimum lot size of 4,000m<sup>2</sup>) . Some submissions suggest a minimum lot size down to 1000m<sup>2</sup> and the submission of A Lawrence requests a low density zoning
4. For the reasons given in my original submission, I believe my site is suitable for medium density development and I therefore oppose all of the listed submissions below as they affect my site.
5. It is noted that many of these submissions appear to be “pro-forma” from residents who were opposed to the “Wooing Tree” development north of SH 8B. However, the EPA has determined that the land north of SH 8B is suitable for a more intensive form of development.
6. Intensification of the land between SH 8B and Lake Dunstan is fundamental to the realisation of the Cromwell's Spatial Plan's overall intent of accommodating future growth within the current urban limits. My site is the last remaining large “green fields” site with direct frontage to Lake Dunstan. I believe that retention of large lots on my site is a gross waste of a unique land resource with its potential for innovative development under Medium Density Zoning .

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**DUNEDIN:**

P.O. Box 5933,  
Dunedin 9058.

**T** 03 477 3245

**CHRISTCHURCH:**

P.O. Box 160094,  
Christchurch 8441.

**T** 03 928 1533

**ALEXANDRA:**

P.O. Box 103,  
Alexandra 9340.

**T** 03 448 8775

**CROMWELL:**

P.O. Box 84,  
Cromwell 9342.

**T** 03 445 1826

**QUEENSTOWN:**

P.O. Box 2645,  
Queenstown 9349.

**T** 03 441 4715

**WANAKA:**

P.O. Box 283,  
Wanaka 9305.

**T** 03 443 0110