

## 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)

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

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19/224

#### Name of person making further submission

Name: Pisa Moorings Vineyard Limited and Pisa Village Development Limited (PMVL & PVDL)

Postal address: C/- 3 Frederick Street, Wanaka 9305

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

Email: [craig@waveformplanning.co.nz](mailto:craig@waveformplanning.co.nz)

Contact person: Craig Barr

This is a further submission in support of a submission on Proposed Plan Change 19 to the Central Otago District Plan.

#### I am:

- A person representing a relevant aspect of the public interest, the grounds for saying this being:**  
N/A  
; or

- 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:**

PMVL & PMDL own land located at 828 Luggate-Cromwell Road SH6 and the adjoining site to the south at Pisa Moorings, located between State Highway 6 and the existing Pisa Moorings residential settlement.

The land is 24.3ha in area and legally described as Lot 2 DP 397990, Lot 2 DP 405431, Lot 19 DP 520912 and Lot 112 DP 546309.

The land described above is a neighbouring property to the land identified in the submission, being located to the north on the northern side of Pisa Moorings Road.

; or

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

N/A

- I support the submission of:

Submitter 137 R.S (Bob) Perriam on Plan Change 19, who seeks to rezone the land on the southern side of Pisa Moorings Road from Rural Resource Area to Large Lot Residential. The land is at 1 Perriam Place, Pisa Moorings, and legally described as Lot 1 DP 373227. The land has frontage to Pisa Moorings Road and Perriam Place.

- The reasons for my support are:

Rezoning the land to urban represents a logical and contiguous extension of the surrounding urban zoning located on the eastern side of State Highway 6. The rezoning would represent an efficient use of land for urban development, which adjoins an existing urban environment.

- I seek that the whole of the submission be allowed as it relates to the rezoning.
- I wish to be heard in support of my further submission.

Date: 20 December 2022

Email: [Craig@waveformplanning.co.nz](mailto:Craig@waveformplanning.co.nz)

Telephone No: 0274065593

Postal Address: 3 Frederick Street, Wanaka 9305

Contact Person: Craig Barr

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#### (FORM 6)

To: The Chief Executive  
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*(Or alternative method of service under [section 352](#) of the Act)*

Email: [craig@waveformplanning.co.nz](mailto:craig@waveformplanning.co.nz)

Contact person: Craig Barr

This is a further submission opposing 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:**  
N/A  
; 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:**

PMVL & PVDL own land located at 828 Luggate-Cromwell Road SH6 and the adjoining site to the south at Pisa Moorings, located between State Highway 6 and the existing Pisa Moorings residential settlement.

The land is 24.3ha in area and legally described as Lot 2 DP 397990, Lot 2 DP 405431, Lot 19 DP 520912 and Lot 112 DP 546309.

The land described above is a neighbouring property to the submission, being located on the eastern side of SH6, and opposite to the land sought to be rezoned by the Submitter.

; or

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

N/A

- I oppose the submission of:

Submitter 138 Wakefield Estates Limited on Plan Change 19, who seeks to rezone the land at Clark Road from Rural Resource Area to Large Lot Residential. The Submitter's land is legally described as Lot 100 DP 433991.

- The reasons for my opposition are:

- **Adverse effects on heritage and archaeological values**

The site is identified in a geotechnical report (attached to the submission) as being used for alluvial gold mining. The geotechnical report has been relied upon in the submission to infer that heritage / archaeological items will not be affected by the development facilitated by the rezoning.

The urban development facilitated by the rezoning has the potential to irreversibly modify the heritage values present on site and result in adverse effects on heritage values or archaeological items. This matter has not been sufficiently addressed in the submission.

- **Traffic effects**

The submission does not identify how the rezoning from rural to urban will manage traffic from the Clark Road intersection onto the State Highway 6 intersection, nor manage potential adverse effects on the Pisa Moorings Road intersection. The proposed rezoning may have inappropriate adverse effects on the roading network, including the capacity of the Pisa Moorings Road and SH6 intersection.

- **Location of new urban development**

The proposed rezoning would result in urban development located on the western side of SH6 and represent the potential for sprawling and sporadic urban development as viewed from State Highway 6 and surrounding areas, and result in additional demand for services and the provision of water and wastewater infrastructure.

The existing resource consent (RC160354) is for rural worker accommodation, and this does not represent an appropriate precedent for urban development on the western side of SH6.

The submission has not adequately addressed the effects of urban development locating on the western side of SH6 and effects of urban development on rural character.

There is insufficient information describing the utility of any landscape mitigation.

- I seek that the whole of the submission be rejected.

- I wish to be heard in support of my further submission.

Date: 20 December 2022

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