

From: Rachael Law
To: [District Plan](#)
Cc: rwibbotson@gmail.com
Subject: Molyneux Lifestyle Village Ltd - Submission on CODC Proposed Plan Change 19
Date: Tuesday, 30 August 2022 2:48:39 pm
Attachments: [Molyneux Lifestyle Village Ltd PC19 Form 5.pdf](#)
[Molyneux PC19 submission location map.pdf](#)
[Molyneux Retirement Village PC19 submission.pdf](#)

Hi there,

Please see attached:

- Form 5,
- submission, and
- location map

for Molyneux Lifestyle Village Ltd, landowner of Part Lots 12 and 13 DP 3194, 38 Waldron Road and 269 Dunstan Road, Alexandra, on Proposed Plan Change 19.

Regards,

Rachael Law

Planner

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Resource Management Act 1991

Submission on Notified Proposed Plan Change to Central Otago District Plan

Clause 6 of Schedule 1, Resource Management Act 1991

(FORM 5)

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

Details of submitter

Name: Molyneux Lifestyle Village Ltd

Postal address: c/o Russell Ibbotson, P.O Box 120, Alexandra 9340
(Or alternative method of service under [section 352](#) of the Act)

Phone: 027 436 7780

Email: rwibbotson@gmail.com

Contact person: Rachael Law, Paterson Pitts Group, Agent on behalf of submitter.
rachael.law@ppgroup.co.nz

(Name & designation, if applicable)

This is a submission on proposed Plan Change 19 to the Central Otago District Plan (the proposal).

I am / am not* a trade competitor for the purposes of [section 308B](#) of the Resource Management Act 1991 (*select one)

~~*I / We am / am not (select one) directly affected by an effect of the subject matter of the submission that:~~

~~(a) — adversely affects the environment; and~~

~~(b) — does not relate to trade competition or the effects of trade competition.~~

~~*Delete this paragraph if you are not a trade competitor.~~

The specific provisions of the proposal that my submission relates to are:

(Give details, attach on separate page if necessary)

See attached

This submission is:

(Attach on separate page if necessary) Include:

- whether you support or oppose the specific parts of the application or wish to have them amended; and
- the reasons for your views.

See attached _____


I / We seek the following decision from the consent authority:

(Give precise details, including the general nature of any conditions sought)

See attached _____

- I support / oppose the application OR neither support nor oppose (select one)
- I wish / do not wish to be heard in support of this submission (select one)
- ~~*I / We will consider presenting a joint case if others make a similar submission~~
*Delete this paragraph if not applicable.

In lodging this submission, I understand that my submission, including contact details, are considered public information, and will be made available and published as part of this process.


Signature Rachael Law, agent
on behalf of submitter

26/08/22
Date

Submissions close at 4pm on Friday 2 September 2022

Submissions can be emailed to districtplan@codc.govt.nz

Note to person making submission:

If you are a person who could gain an advantage in trade competition through the submission, your right to make a submission may be limited by clause 6(4) of Part 1 of Schedule 1 of the Resource Management Act 1991.

Please note that your submission (or part of your submission) may be struck out if the authority is satisfied that a 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.

Molyneux Lifestyle Village Ltd– submission on Proposed Plan Change 19

Name: Molyneux Lifestyle Village Ltd

Postal address: C/- Russell Ibbotson

P O Box 120

ALEXANDRA 9340

Phone: 027 436 7780

Email: rwibbotson@gmail.com

Submission:

The submitter is the landowner of Part Lots 12 and 13 DP 3194, 38 Waldron Road and 269 Dunstan Road, Alexandra, at William Hill. The submitter supports PC19 in its entirety as it applies to their site in terms of zoning, with some opposition to the provisions.

Reason for submission:

The site's current zoning is Rural Residential Resource Area (RR) under the Operative District Plan, with the northeastern corner of the site subject to the Airport Protection Zone. The RR allows for:

- Average lot size of 2ha, with one residential unit permitted per site.

The proposed site zoning under Proposed Plan Change 19 (PC19) zoning is LLRZ which allows for.

- Minimum lot size of 2000m² (elevates to Non Complying).

The landowner has applied to Council in the past for a resource consent for their proposal, which was rejected on the basis that a Private Plan Change would be more appropriate. The submitter then prepared and applied for a Private Plan Change to rezone the land to a site specific sub-zoning to allow the minimum lot size of 2000m². This application was rejected by Council under Schedule 1 Section 25(4)(c) due to the impending PC19 notification and potential administrative issues with having two plan changes addressing residential rezonings out for consultation at the same time. The submitter was assured by the Council Policy Planner at the time that they would not be disadvantaged in timeframes by being addressed through the PC19 process.

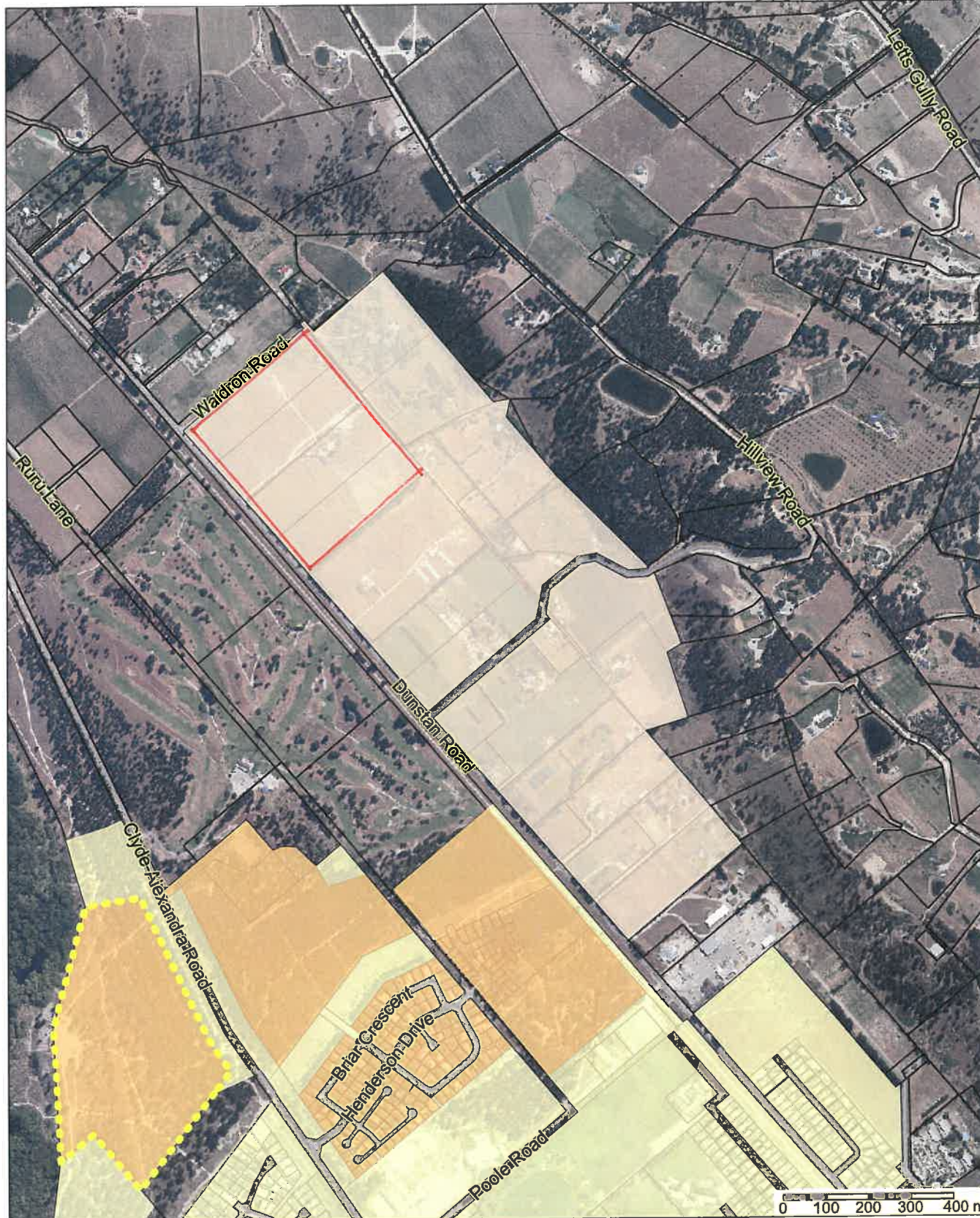
Overall, the PC19 proposed zoning aligns with the development intent of the landowner. The submitter is supportive of the rezoning of the site from RU to LLRZ.

Specific Relief sought:

Amend the provisions (including any consequential amendments or amendments which result in the same effect sought) as follows:

Notified Provision	Relief sought	Reasons
<p>LLRZ-R10 Excavation</p> <p>Activity Status: PER</p> <p>Where:</p> <ol style="list-style-type: none"> 1. Any extraction of material shall not exceed 1m in depth within 2m of any site boundary; and 2. The maximum volume or area of land excavated within any site in any 12-month period does not exceed 200m² per site. 	<p>Amend 2. To remove reference to volume and to increase the minimum area as below:</p> <ol style="list-style-type: none"> 2. The maximum volume or area of land excavated within any site in any 12-month period does not exceed 2500m² per site 	<p>Not possible to have a m² amount as a volume.</p> <p>200m² is too small an area, and across these vacant sites would require a consent to achieve any build. Seek that the area is changed to match the Otago Regional Council trigger for residential earthworks.</p>

Created Date: 20/07/2022
Created Time: 9:12 AM
Created By: anonymous



Scale: 1:12500
Original Sheet Size A4
Projection: NZTM2000

Bounds: 1314387.32824624,4982945.44492873
1317792.85352596,4987179.20954687

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Digital map data sourced from Land Information New Zealand (LINZ).
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If the information is relied on in support of a resource consent it should be verified independently.