



FORM 5
SUMMISSION ON PROPOSED CODC PLAN
CHANGE 19

Clause 6 of Schedule 1, Resource Management Act 1991

To: Central Otago District Council

Submitter Details:

Name of submitter:

A F King & Sons Limited

Address for Service:

A F King & Sons Limited
C/- Southern Planning Group
63 Antimony Crescent,
Cromwell

Attention: Maddy Albertson

Maddy@southernplanning.co.nz

0220106236



1. This is a submission on the Proposed Central Otago District Plan – Plan Change 19.

2. Trade Competition

The submitter could not gain an advantage in trade competition through this submission.

3. Omitted

4. A F King & Sons Limited's submission is that:

4.1 A F King & Sons Limited is a landowner of a block of land along Lowburn Valley Road. This block is currently used as a productive vineyard along with the immediately adjacent sites. This submission will cover A F King & Sons Limited's site along with the immediately adjacent sites as described below.



Figure 1 – A K King & Sons property is highlighted in yellow, other sites subject to this submission are highlighted in black and white.

4.2 The subject sites of this submission are between 1.7ha and 2.2ha in area, and legally described Lots 1 – 4 DP 444910.

4.3 In terms of the Operative District Plan ("ODP") the subject site is contained within the Rural Residential Zone and is immediately bordered by Residential Resource Area 5.

- 4.4 In Plan Change 19, the subject site is proposed to stay as Rural Residential while the immediately adjacent sites contained within the Residential Resource Area 5 are proposed to be re-zoned to Large Lot Residential – Precinct 2.



Figure 2 – Sites subject to this submission shown bordering the area proposed to be rezoned from RRA 5 through to Large Lot Residential.

The submitter **supports** the notified Objectives, Policies, and Rules of Plan Change 19 for the Large Lot Residential Zone but **opposes** the notified zoning contained in Plan Change 19 to the following extent:

- 4.5 The submitter opposes the extent of proposed rezoning of RRA (5) within the Lowburn basin, as it stands, to Large Lot Residential Precinct 2.
- 4.6 It is submitted that the Large Lot Residential Precinct 2 zoning should be extended to include the full extent of Lots 1 – 4 DP 444910.
- 4.7 This submission in opposition and proposed change is considered to be in scope with Plan Change 19 for the following reasons:

- 4.8 The s32 evaluation report of Plan Change 19 states within paragraph 5 that *"PC 19 does not propose to alter the zoning or framework in relation to the rural, business or industrial resource areas or rural settlements zone, in order to give effect to the spatial plans."*
- 4.9 However, within the Plan Change 19 Residential Chapter Provisions, attached as Appendix 2, are areas of existing Rural Zones being put forward to be re-zoned to Large Lot Residential, Low Density Residential and Medium Density Residential.
- 4.10 Furthermore, during the Cromwell Masterplan process, where the study aimed to identify areas that could support future growth within the region, the Lowburn settlement was not included as a main focus of the study. Where Lowburn is discussed in section 3.4.3 (Page 45), the key moves for this settlement included: *"Support growth of housing balanced with the current section sizes and retaining the landscape character of the Lowburn valley and surrounding slopes"*. While this is a key move, no further residential zoning was identified in Lowburn Valley as part of the Cromwell Masterplan process.
- 4.11 It is submitted that providing for further Large Lot Residential zoning would be within scope of PC19 in so far as it would give effect to the 'key moves' of the Cromwell Masterplan and would be appropriate on the subject sites.
- 4.12 The subject sites were subdivided in 2011 through RC110089 and all 4 sites were granted residential building platforms to be registered to the titles. Residential activity has not been established yet due to a current lease over the sites for the existing vineyard operation.
- 4.13 As residential activity is already anticipated on these sites, it is submitted that extending the proposed Large Lot Residential zoning to include the subject sites would enable further residential growth without compromising the landscape character within the Lowburn Valley Settlement.
- 4.14 The current RRA (5) boundary as well as the proposed Large Lot Residential Zone Precinct 2 boundary finish to the direct north of the subject sites at the boundary of a 7.7ha active vineyard block. Considering this potential loss of adjacent vineyard, and the existence of residential building platforms on the sites subject to this submission, it would be an anomaly to leave these four small landholdings in the Operative Rural Residential Resource Area.
- 4.15 Extending the Large Lot Residential Zone Precinct 2 over the sites subject to this submission will not extend residential activity beyond the existing line and elevation of development in the area and subsequently, will not compromise the amenity and landscape character of the Lowburn Valley.

4.16 Overall, the submitter opposes the proposed extent of the Large Lot Residential Zone Precinct 2 in Lowburn Valley because excluding the sites subject to this submission:

- Does not promote or give effect to Part 2 of the Act,
- Does not meet Section 32 of the Act, and
- Is not the most appropriate method for achieving the objectives of the Proposed District Plan having regard to its efficiency and effectiveness and taking into accounts the costs and benefits.

5. The submitters seek the following decision from the Central Otago District Council:

- That the Large Lot Residential Zone Precinct 2 boundary is amended such that the Lots 1 – 4 DP 444910 are included within the zoning.
- The submitter also seeks such further or consequential or alternative amendments necessary to give effect to this submission, and to:
 - (a) promote the sustainable management of resources and achieve the purpose of the Resource Management Act 1991 ("Act");
 - (b) meet the reasonably foreseeable needs of future generations;
 - (c) enable social, economic and cultural well being;
 - (d) represent the most appropriate means of exercising the Council's functions, having regard to the efficiency and effectiveness of other means available in terms of section 32 and other provisions of the Act.

6. The submitter wishes to be heard in support of their submission.

7. If others make a similar submission the submitter will consider presenting a joint case with them at a hearing.



Signature

Maddy Albertson on behalf of A F King & Sons Limited

Date: 2/09/2022