

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: RS (Bob) Perriam

Postal address: 1 Perriam Place, RD3, Cromwell 9383
(Or alternative method of service under [section 352](#) of the Act)

Phone: 0274 872 371

Email: matt@chasurveyors.co.nz, bob.perriam@gmail.com

Contact person: Matt Suddaby, C/- C Hughes and Associates Ltd, Wanaka
(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)

Plan Change 19 Zone Maps in the vicinity of 1 Perriam Place, Pisa Morings. _____

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.
-

As per attached submission _____

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

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

To correct the zone maps to reflect the actual land use in this area. _____

- ~~I support / oppose the application OR~~ **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~~ **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.



_____(Agent) _____
Signature

2 September 2022
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.*

C. HUGHES & ASSOCIATES LTD

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**Plan Change 19 Residential Zoning
Submission
Perriam, Lot 1 DP 373227**

Application prepared by:
C Hughes & Associates Limited
Surveying and Resource Management

August 2022.

1. This submission on Plan Change 19 – Residential Zoning is made on behalf of **Robert Stanley Perriam** who has been a resident of the Central Otago District for his entire life.
2. Mr Perriam is a director of Wakefield Estates Limited. Wakefield is the registered proprietor of land at Perriam Place, Clark Road and State Highway 6. (Refer Figure 1 below)



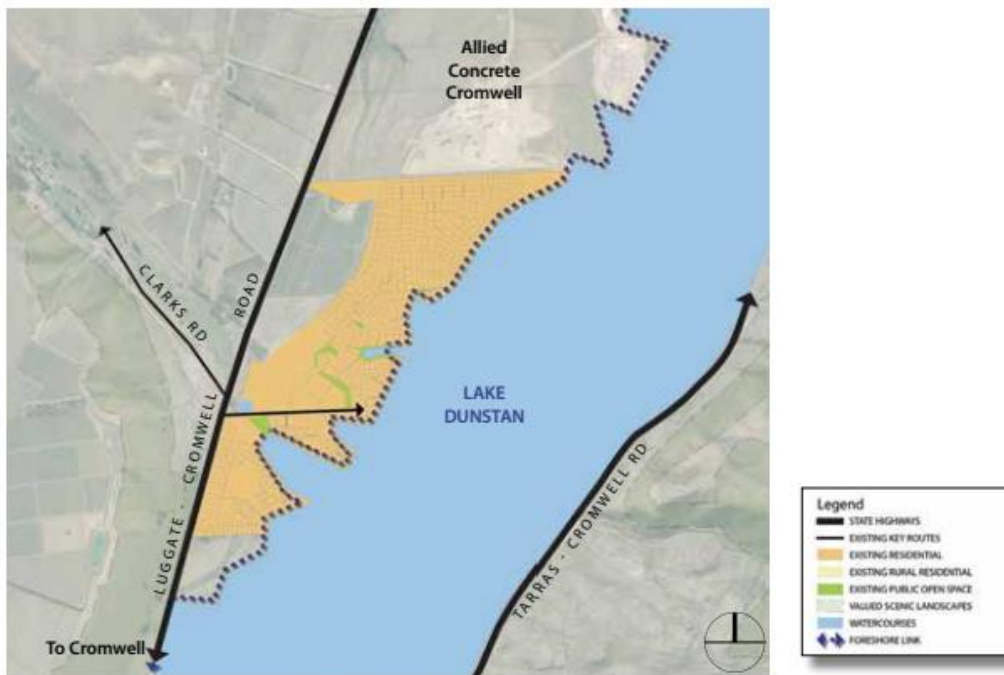
Figure 1. Land owned by Wakefield Estates Ltd shaded magenta

3. This submission specifically relates Plan Change 19 Zone Maps in the vicinity of 1 Perriam Place (Lot 1 DP 373227).
4. Wakefield Estates Limited owns Lot 1 DP 373227 which currently has a split zoning. Under the Operative District Plan (ODP) this is classified as being in both the Residential Resource Area 3 (RRA 3) and Rural Resource Area (RU) as per Planning Map 29. This mixed zoning is an anomaly in the District Plan. There is a historic woolshed contained within the RRA3 land, a hobby vineyard straddles the zoning of RRA3 and Rural, as does a newly consented dwelling. We believe the built form and land use of the site shares more similarities to surrounding RRA 3 properties.
5. Mr Perriam supports the Plan Change to alter the zoning of Residential Resource Area 3 (RRA3) to Large Lot (P1), however considers that the maps should be corrected to extend the Large Lot (P1) zoning over the balance area of this property, as per the figure below. We believe that Plan Change 19 is an appropriate time to make this correction.



Figure 2. Proposed correction to District Plan Maps in vicinity of Lot 1 DP 373227.

6. Figure 2 shows the extent of Lot 1 DP 373227. Part of the land is zoned as Large Lot (P1), while the balance is Rural (green). We believe the entirety should be Large Lot (P1). The current zone boundary follows no topographical features and does not accurately reflect land use.
7. A correction as proposed would align the zoning with the Cromwell Spatial Plan.



Pisa Moorings Spatial Framework Plan

Figure 3 Cromwell Spatial Plan 2019

8. We believe that the correction to the zoning will align the zoning in this area and correct a historic anomaly.
9. Mr Perriam has reviewed the Large Lot Residential Rules and is supportive of these. He considers that these have been drafted in a clear and concise manner.
10. Rule LLRZ-R2 allowing a single minor residential unit is supported for the zone.
11. Rule LLRZ-R10 refers to maximum volume or area, however, only gives a maximum area (200m²), but no maximum volume. This should be corrected.

LLRZ-R10	Excavation	
Large Lot Residential Zone	Activity Status: PER Where: 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 200m ² per site.	Activity status when compliance is not achieved with R10.1 – R10.2: RDIS Matters of discretion are restricted to: 1. The location, volume and area of earthworks. 2. The effect on amenity values or safety of neighbouring properties. 3. The effect on water bodies and their margins. 4. The impact on visual amenity and landscape character. 5. Any effects on the road network arising from the excavation. 6. Any effects on archaeological, heritage or cultural values. 7. Any mitigation measures proposed.

Submission prepared by

C HUGHES AND ASSOCIATES LIMITED



Matthew Suddaby

Managing Director, Registered Professional Surveyor. (RP Surv.)