

## 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: Lakeside Christian Centre (C/- Alister Stuart)

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Contact person: Della Clark, Graduate Planner at Landpro Limited – [della@landpro.co.nz](mailto:della@landpro.co.nz)

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

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

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

*(Give details, attach on separate page if necessary)*

Extension of Large Lot 2: precinct 1 residential zone over Section 2 Survey Office Plan 22525. Please refer to the attached document.

**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.*

In support, subject to amendments.

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

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

Please see the attached document.

- **I support the application**
- **I wish to be heard in support of this submission**
- **We will consider presenting a joint case if others make a similar submission**

**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.**

*Bella Clark*

02 September 2022

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**Signature**

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**Date**

## **Submissions close at 4pm on Friday 2 September 2022**

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



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**RESOURCE MANAGEMENT ACT 1991 – FORM 5**

**SUBMISSION ON NOTIFIED PROPOSED PLAN CHANGE TO CENTRAL OTAGO DISTRICT COUNCIL**

**Clause 6 of Schedule 1, Resource Management Act 1991**

To: Central Otago District Council  
PO Box 122  
Alexandra 9340

**SUBMITTER: Lakeside Christian Centre**

1. This is a submission on proposed Plan Change 19 (Plan Change 19) to the Operative Central Otago District Plan (Operative CODP).
2. Lakeside Christian Centre could not gain an advantage in trade competition through this submission.
3. This submission relates to Plan Change 19 in its entirety.
4. Lakeside Christian Centre, via Alister Stuart, wishes to be heard in support of this submission and will consider presenting a joint case with other parties that make a similar submission.

**General submission**

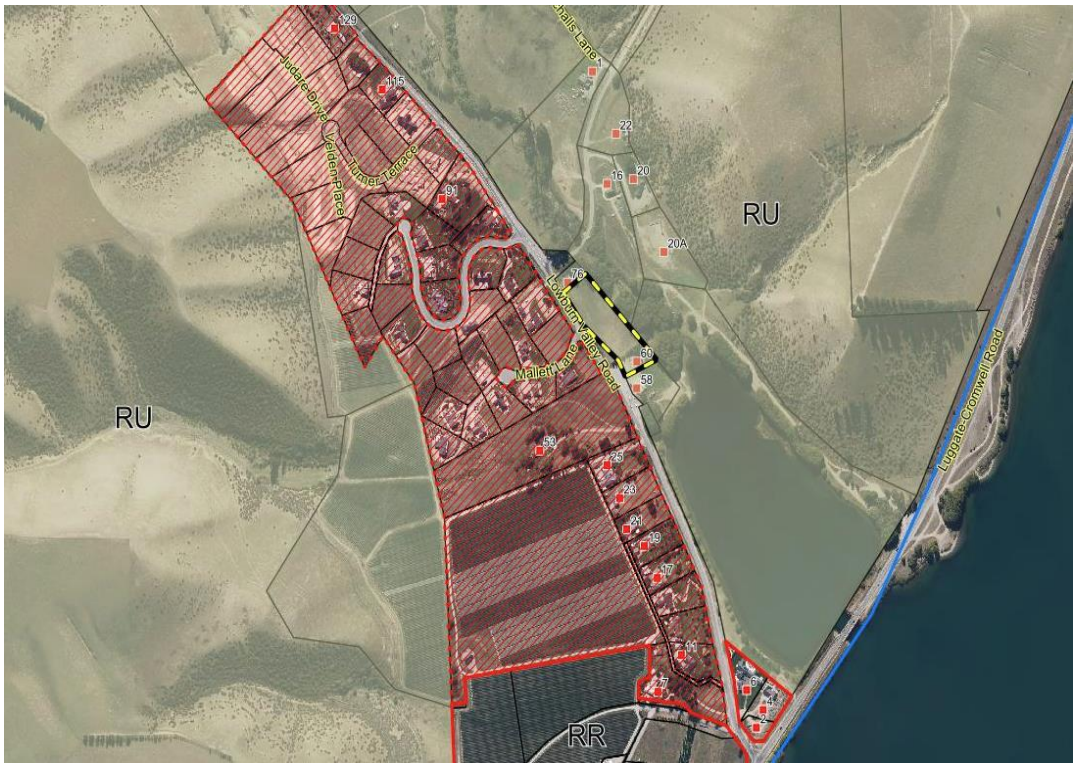
5. Lakeside Christian Centre owns Section 2 Survey Office Plan 22525 in Lowburn as identified below in Figure 1.

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**Figure 1: Land in Lowburn owned by Lakeside Christian Centre (Source: GRIP)**

6. The parcels of land are located in the centre of Lowburn village and is accessed via Lowburn Valley Road.
7. It is considered that this site provides a logical extension to the Lowburn residential area currently recognised as Residential Resource Area 5 (RRA5) in the Operative CODP and the Lowburn 'Large lot 2' residential zone proposed in Plan Change 19. The site has been identified as Rural Resource Area in both the operative and proposed plans.
8. Figure 2 identifies RRA5 as scheduled in the Operative CODP.



**Figure 2: RRA5 in the Operative CODP (Source: CODC GIS).**

9. Figure 3 identifies the Lowburn 'Large Lot 2: Precinct 2' residential zone proposed replace RRA5 under Plan Change 19.





**Figure 3: Plan Change 19 'Large lot' residential zone (Source: CODC GIS, Plan Change 19).**

10. Despite the ongoing high demand for residential property in Lowburn, Plan Change 19 fails to recognise Lakeside Christian Centre's land as suitable to be rezoned in line with the wider Lowburn township. This is despite Lakeside Christian Centre's land being accessible from Lowburn Valley Road, being serviced by council's reticulated water system and outside any significant amenity landscapes.
  
11. Lakeside Christian Centre supports the intent of the Plan Change 19 to resolve ongoing issues with the Residential Resource Chapter and associated zoning, however, seeks that the 'Large Lot 2: Precinct 1' residential zone, with a minimum allotment size of no less than 1000m<sup>2</sup>, is extended over Section 2 Survey Office Plan 22525.

**Specific Reasons**

12. Plan Change 19 fails to provide adequate land for residential development in Lowburn, despite extensive subdivision demonstrating a demand/need for additional land resources in the Lowburn area to cater for growth.
  
13. The land available for development is limited to the that on the west side of Lowburn Valley Road, where allotment sizes are smaller on the terrace floor and gradually increase as they

move away from the centre of Lowburn. Therefore, the proposed extension will not have a significant impact on those dwellings located on the terrace above the valley floor.

14. Rezoning this land will supply additional residential or commercial opportunities in the centre of Lowburn, which would cluster development on the valley floor, at the center of the settlement. This proposal would provide for a logical extension of Lowburn settlement rather than this land being used for productive purposes, which are not suitable on the site due to its size and location.
15. Lakeside Christian Centre proposes that the Plan Change 19 'Large Lot 2: Precinct 1' residential zone for Lowburn is extended over properties that are accessible from Lowburn Valley Road, are or will be serviced in future via council's reticulated water supply system and are not impacted by the Significant Amenity landscape (SAL) to the north and west of the Lowburn Valley Road.
16. Included below is brief description of the characteristics of the Section 2 Survey Office Plan 22525 that make them suitable to be included within the Lowburn 'Large Lot 2: Precinct 1' residential zone.

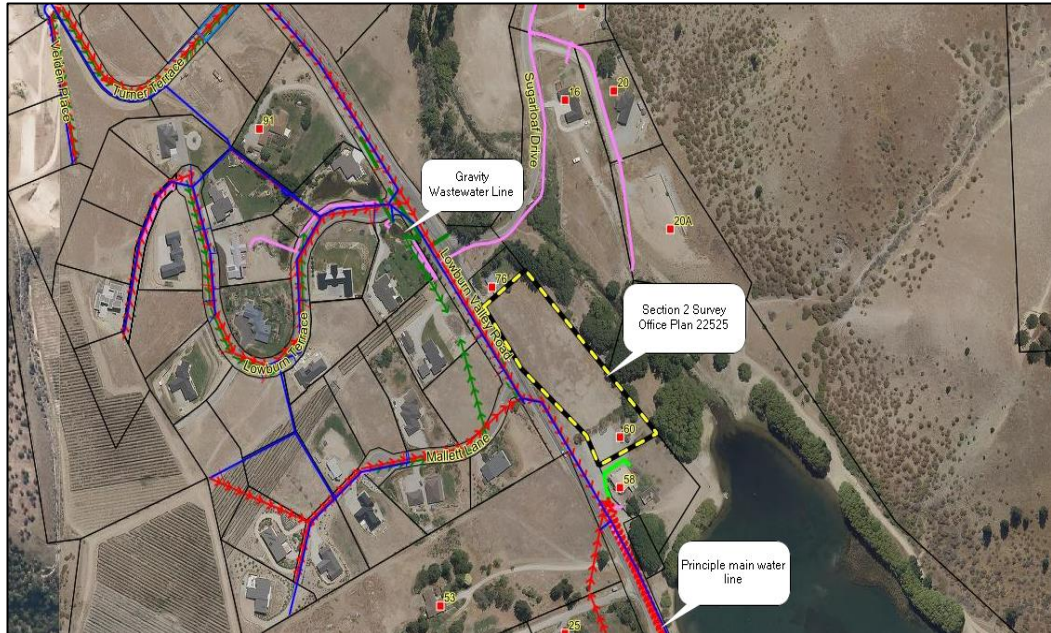
#### Accessible

17. Plan Change 19 fails to recognise that the subject site is located within the centre of Lowburn with development taking place on both the eastern and western sides of Lowburn Valley Road. The site is considered accessible, and accordingly, can be incorporated into the Lowburn 'Large Lot 2: Precinct 1' zone.
18. The subject site, when considered in the context of its location at the center of the Lowburn, containing the local church and adjoining both the local hall and the recreational reserve is more suitable for rezoning to either more intensive residential activities or some type of business/retail activity. The site is identified as containing a key opportunity for 'more definitive community activities and businesses' in the Cromwell Spatial Plan.

#### Serviceable

19. As shown in Figure 4 below, councils reticulated water supply system is to the boundary of the Section 2 Survey Office Plan 22525.

20. Section 2 Survey Office Plan 22525 appear to fall within the Cromwell water supply scheme boundary based on the relevant map included within the Central Otago District Council Development and Financial Contributions Policy (refer Attachment 1).



**Figure 4: Existing services at the end of Lowburn Road, Bannockburn**

21. Regardless of whether Section 2 Survey Office Plan 22525 falls within the Cromwell water supply & wastewater scheme boundary, it seems apparent that council intends to upgrade it within the life of provisions proposed under Plan Change 19. It is therefore considered appropriate to extend boundary of the 'Large Lot 2: Precinct 1' zone to the extent of the area that could reasonably be serviced now by way of a privately funded upgrade or via a council led upgrade in the coming years.

#### Character

22. Immediately to the north and east of Section 2 Survey Office Plan 22525 is land scheduled as a SAL and Outstanding Natural Feature in the Operative CODP. It is not considered appropriate that the 'Large Lot 2: Precinct 1' zone extends over this land, rather the SAL provides a logical boundary for the Lowburn 'Large Lot 2: Precinct 1' residential zone that is absent from Plan Change 19. Figure 5 identifies the parcels of land that are proposed to form the edge of the 'Large lot' zone over Lowburn. It is noted that lots to the north and south could also be included within the Lowburn 'Large Lot 2: Precinct 1' residential zone based on the reasoning included within this submission.





**Figure 5: Lots over which the Lowburn 'Large lot' residential zone is proposed to be extended.**

**Relief Requested:**

23. Plan Change 19 is amended to extend the proposed Lowburn 'Large Lot 2: Precinct 1' residential zone over Section 2 Survey Office Plan 22525.

**Signed:** *Della Clark*  
Della Clark  
Planner for Submitter

**Contact Details:**

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**Attachment 1: Cromwell water supply & wastewater – scheme boundary**

